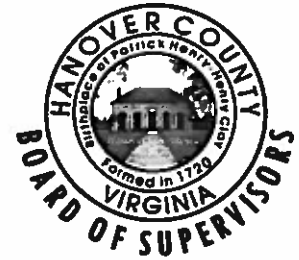


C-4-15(c), NELLIE KREYNUS, ET AL.

Commercial Rezoning Report

Henry Magisterial District

Board Meeting Date: September 23, 2015



Overview

Current Zoning	A-1, Agricultural District and B-3(c), General Business District with conditions
Requested Zoning	B-3(c), General Business District with conditions
Acreage	15.0
Location	On the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Lane (State Route 1075)
GPINs	8724-19-9867 and 8724-29-4802(part)
General Land Use Plan	Commercial
Major Thoroughfare Plan	Mechanicsville Turnpike is a Major Arterial with 120' ROW; Compass Point Drive is a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicants request to rezone the subject parcels to B-3(c), General Business District with conditions, to create a site for a new 113,531 square foot Kroger Store with gas pumps and a separate 8,400 square foot retail strip building. The new Kroger store will have a drive through pharmacy as well as a new concept called "Kroger ClickList," which is service for a customer to order groceries on-line and then pick-up at a loading station. Access is provided from both U.S. Route 360 and Compass Point Lane; improvements to both roads have been proffered to accommodate the proposed development.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated September 2, 2015, conceptual plan, dated September 1, 2015, and elevations of the retail store, dated July 2, 2015, and elevations of the fueling center dated December 30, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated September 2, 2015, conceptual plan, dated September 1, 2015, and elevations of the retail store, dated July 2, 2015, and elevations of the fueling center dated December 30, 2014.

Planning Analysis

Comprehensive Plan

This site is on the northwest quadrant of the signalized intersection of Route 360 and Compass Point Lane, which includes the existing Firestone auto repair store. This intersection is currently a commercial node surrounded by residential development, including a church on the northeast quadrant. AutoZone has site plan approval for a small site between the Firestone and the proposed Kroger site along the Route 360 frontage, and is required to provide interconnection to the Kroger site for additional access. Both southern quadrants at this intersection have been developed for commercial use, including Lowes, Wawa, and strip retail.

Based on the General Land Use Plan map, the subject rezoning request is appropriate.

Compatibility with Surrounding Area

This site has residential development on two sides and a church is located across Compass Point Lane. To remediate impacts, the applicant is providing a 6' vinyl screening fence along the western and northern boundaries adjacent to residential developments. Where possible, the proposed vinyl fence is located away from the exterior line so that vegetation can be planted between the fence and adjacent properties to improve the sight lines towards the Kroger property, and also provide Kroger the space needed to maintain the areas between the fence and the adjacent neighborhoods. The rear of the site has two detention facilities, which further separates the proposed store from the adjacent residential lots. The store structure is between 170 and 210 feet from the northern property line due to the placement of the detention basins and service drive aisle. The structure is approximate 72 feet from the western property line, with parking, a drive aisle, fencing and landscaping between it and the adjacent residential lots.

A landscape plan has been provided that depicts the greenspace areas and the additional landscaping that will be provided for screening or aesthetic purposes. A legend of the planting materials is included. The landscape plan should be incorporated as part of the conceptual plan set to tie the landscaping plan to the requirement for substantial conformity. Line of sight cross sections have also been provided to illustrate the applicant's remedial efforts toward improving the views into the site from three adjacent locations. A rendering of the view to the rear of the Kroger structure is also provided. Copies of each of these exhibits are attached for the Commission's information when considering compatibility of the proposed use in this area.

Conceptual Plan

The conceptual plan submitted has addressed the site design requirements of the Zoning Ordinance and provides features to remediate the development's impacts on adjacent parcels. The total retail space proposed for this site is 121,931 square feet, which requires 510 parking spaces; 510 spaces will be provided, in addition to the 18 spaces shown for location of cart corrals for a total of 528 parking spaces. In addition to the retail space, a fueling center with 18 pumps are proposed at the front of the site.

Elevations

Elevations of the Kroger store and fuel center have been provided that show that quality materials are proposed, including brick, cast brick, stone, cast stone, integrally colored split-faced block, dryvit, other simulated stucco, and glass, with roofing primarily standing seam metal where visible. The proposed front materials are carried around the entire structure. The elevations submitted have been proffered and are attached.

Transportation

The subject retail development will front on Mechanicsville Turnpike near its intersection with Compass Point Lane. Access to the site includes a right-in/right-out entrance from Route 360 as well as cross access to Route 360 through the AutoZone site. Full access is provided from Compass Point Lane at a location that already exists behind the Firestone site. A secondary service entrance is provided at the rear of the site for deliveries.

A 527 study was completed by the applicant, which was reviewed by the County's traffic consultant and VDOT. VDOT has approved the final 527 study and its executive summary is attached. There are current plans to widen U.S. 360 (Mechanicsville Turnpike) from Bell Creek Road to Walnut Grove Road in multiple phases. Phase 1, which is in the Bell Creek Road area, is under construction. Phase 2 will widen Mechanicsville Turnpike between Bell Creek Road and Lee Park Road, and will include significant improvements at Lee Davis Road. Those planned improvements were considered in the 527 study.

Based on the 527 traffic analysis, the following roadway improvements are proffered by the applicant to accommodate the projected 2016 traffic conditions with the proposed supermarket and fuel center:

- U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road: Extend westbound left-turn lane from 225 feet to 325 feet of storage
- U.S. 360 (Mechanicsville Turnpike) at Lee Park Road/Brandy Creek Drive: Extend westbound left-turn lane from 75 feet to 150 feet of storage
- U.S. 360 (Mechanicsville Turnpike) at Compass Point Lane/Bowles Farm Lane:
 - Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet
 - Construct a westbound right-turn lane with 200 feet of storage
 - Construct a second northbound departure lane on Compass Point Lane from Mechanicsville Turnpike to the proposed full movement driveway
 - Construct a second southbound lane to provide one shared left/through/right lane with 200 feet of storage, and one left-turn lane
 - Upgrade the existing traffic signal to accommodate the proposed turn lanes
- Compass Point Lane at Proposed Full Movement Driveway:
 - Drop one of the northbound lanes on Compass Point Lane as a left-turn lane
 - Construct site driveway with one ingress lane and two egress lanes
- U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in / Right-out Driveway:
 - Construct a westbound right-turn lane with 100 feet of storage

In addition to the VDOT planned projects in this area and those proffered by the applicant for the subject site, VDOT has reviewed the latest conceptual plan and noted that a proper transition from the proposed roadway improvements on Compass Point Lane must be constructed. Because the speed limit on that road is 35 mph, the applicant is showing a 175 foot transition from the new 4-lane section to the existing 2-lane design of Compass Point Lane. This transition has been added to the proffered improvements in Proffer No. 18.

Staff also recommended that the applicant pursue a “No U-Turn” sign for westbound traffic turning left towards Jackson Arch Drive. This sign would deter eastbound traffic from blocking this intersection when they should be using the signalized Compass Point/Route 360 intersection to turn left and travel east on Route 360. The applicant has proffered to pursue this sign.

Community Meeting

The applicant held a community meeting on May 28, 2015, where the plans for the new Kroger store were discussed. The new store will include a Little Clinic, Starbucks, have chefs who provide more food options, a larger vegetarian section, more home products, and sections selling toys, a larger pet section and apparel. The fueling center will include nine dispensers with 18 fueling stations. Issues raised at the meeting included the following:

- Noise and fumes from idling delivery trucks;
- Traffic control measures;
- Suggestion that Compass Point Lane should be widened past the service entrance;
- Traffic accessing the site from neighborhoods to the north to avoid use of Route 360; they indicated that cut-through traffic was already a problem;
- Suggested a berm instead of a fence for sound attenuation;
- Requested Kroger’s help with cost of speed bumps, if approved by VDOT.

Agency Analysis

Agency	Comment Summary
Public Works	Standard comments were provided, but they note that runoff reduction requirements must be addressed, and they will have to demonstrate existing stormwater systems receiving stormwater have capacity for additional flow from the site.
VDOT	VDOT has approved the final 527 study, but notes that a proper transition from the proposed roadway improvements on Compass Point Lane must be provided.
Historical Commission	The request was reviewed because it includes a surveyed site, House, 6468 Mechanicsville Turnpike, VDHR #42-5084. The identified historic resource is a mid-20 th century brick cape located in the middle of the property that is slated for demolition. The Commission determined no negative impact.

Proffers

Staff recommends the following changes to the submitted proffers, received July 2, 2015:

1. **Conceptual Plan.** **Accept.** The applicant has proffered substantial conformity to the attached conceptual plan (which also requires modifications) and the landscaping plan.
2. **Architecture.** **Accept.** The applicant has proffered substantial conformity to the elevations for the Kroger store and fuel center. The remaining provisions state that the property will be developed with a unified and complementary color and architectural theme, but allow retail tenants to include prototypical or corporate identification elements in the design of their space. Standards of compatibility are stated and the Director of Planning is identified as the entity conducting reviews of proposed structures.
3. **Architecture – Materials.** **Accept.** This proffer provides for use of quality building materials that must comply with Proffer No. 2, and are subject to the elevations review of the Planning Director.
4. **Trash Receptacles.** **Accept.** Areas for trash receptacles shall be screened in a manner that is architecturally compatible with the building it serves.
5. **Hours of Construction.** **Accept.** The applicant proffers that exterior construction shall only occur between 7:00 a.m. and 7:00 p.m., Monday – Saturday, except as provided in the Noise Ordinance, and no exterior construction shall occur on Sundays.
6. **Loading Docks.** **Accept.** Loading docks shall be located on the side or rear of structures and the area shall be treated with architectural elements or decorative fencing and/or evergreen landscaping to mitigate visibility from public roadways and adjacent properties.
7. **HVAC.** **Accept.** Mechanical units on rooftops shall be screened as viewed from ground level at the common property line, public streets and adjacent residences with architectural features compatible with the building's architecture, and is subject to review by the Director of Planning.
8. **Use Prohibitions.** **Accept.** The applicant has proffered to prohibit certain permitted uses in the B-3 district. The list provided seems appropriate for this area.
9. **Signage.** **Accept.** This proffer limits all freestanding signage to the monument style, and retail tenants will be permitted to show standard logos and colors on building and panel signage. Staff notes that since only one detached sign is permitted per street frontage, if the retail strip is constructed and signage at the street is desired, a multi-use monument style sign is available.
10. **Site Lighting.** **Accept.** This proffer limits the height of site lighting to 39 feet.
11. **Hours of Trash Pickup, Parking Lot Cleaning.** **Accept.** Trash pickup and parking lot cleaning is limited to 7:00 a.m. to 8:00 p.m., Monday – Friday, and 9:00 a.m. to 8:00 p.m. on Saturdays. These activities are not permitted on Sundays.

12. Thoroughfare Buffer. **Accept.** The applicant has proffered to widen the thoroughfare buffer to 30 feet to allow space for both the required and proffered plantings as well as the 20-foot utility easement.
13. Aerated BMP. **Accept.** All wet BMPs shall be aerated.
14. Right-of-Way. **Accept.** The applicant has proffered to dedicate right-of-way along Route 360 and Compass Point Lane in accordance with the County's Major Thoroughfare Plan, as well as the area needed to construct the additional width of Compass Point Lane between Route 360 and the first entrance from that road into the site and the 175-foot transition beyond that entrance.
15. No U-turn Sign. **Accept.** The applicant will provide a "No U-turn" sign at the Vaughan Drive/Jackson Arch Drive/Route 360 intersection if approved by VDOT.
16. Cross Access. **Accept.** The applicant has provided a proffer to provide cross access to the adjacent property owner of GPIN 8724-29-4802 (AutoZone) prior to site plan approval.
17. Transportation Improvements. **Accept.** The applicant has proffered to construct all roadway improvements required per the 527 study recommendations as well as those additional improvements recommended by staff and VDOT.

Planning Commission Recommendation

At their meeting of July 16, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mr. Padgett, voted to recommend DENIAL as submitted, but **APPROVAL** of the request to rezone to B-3(c), General Business District with conditions on GPINs 8724-19-9867 and 8724-29-4802(part), consisting of approximately 15.0 acres, subject to the proffers, conceptual plan and elevations, with the changes as recommended by staff.

CDC/sm/HTE

Attachments

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☒ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☒ Application Materials
- ☒ 527 Traffic Study – Exec. Summary
- ☒ Citizen Correspondence
- ☐ Photographs
- ☒ Proffers/Elevations/Conceptual Plan
- ☒ Ordinance

















Available Upon Request

- ☒ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☒ Application – Full Copy
- ☒ 527 Traffic Study – Full Copy

Hanover County, Virginia

Land Use Map

Legend

	Agricultural
	Rural Village
	Suburban Transitional
	Suburban General
	Suburban High
	Multi-Family
	Commercial
	Multi-Use
	Mixed-Use (LC/HR)
	Mixed-Use (HC/LR)
	Business-Industrial
	Industrial
	Limited Industrial
	Planned Business
	Destination Commerce
	Flood Plain

C-4-15

Neillie Kreynus, et al.

Rezone A-1 & B-3 to B-3

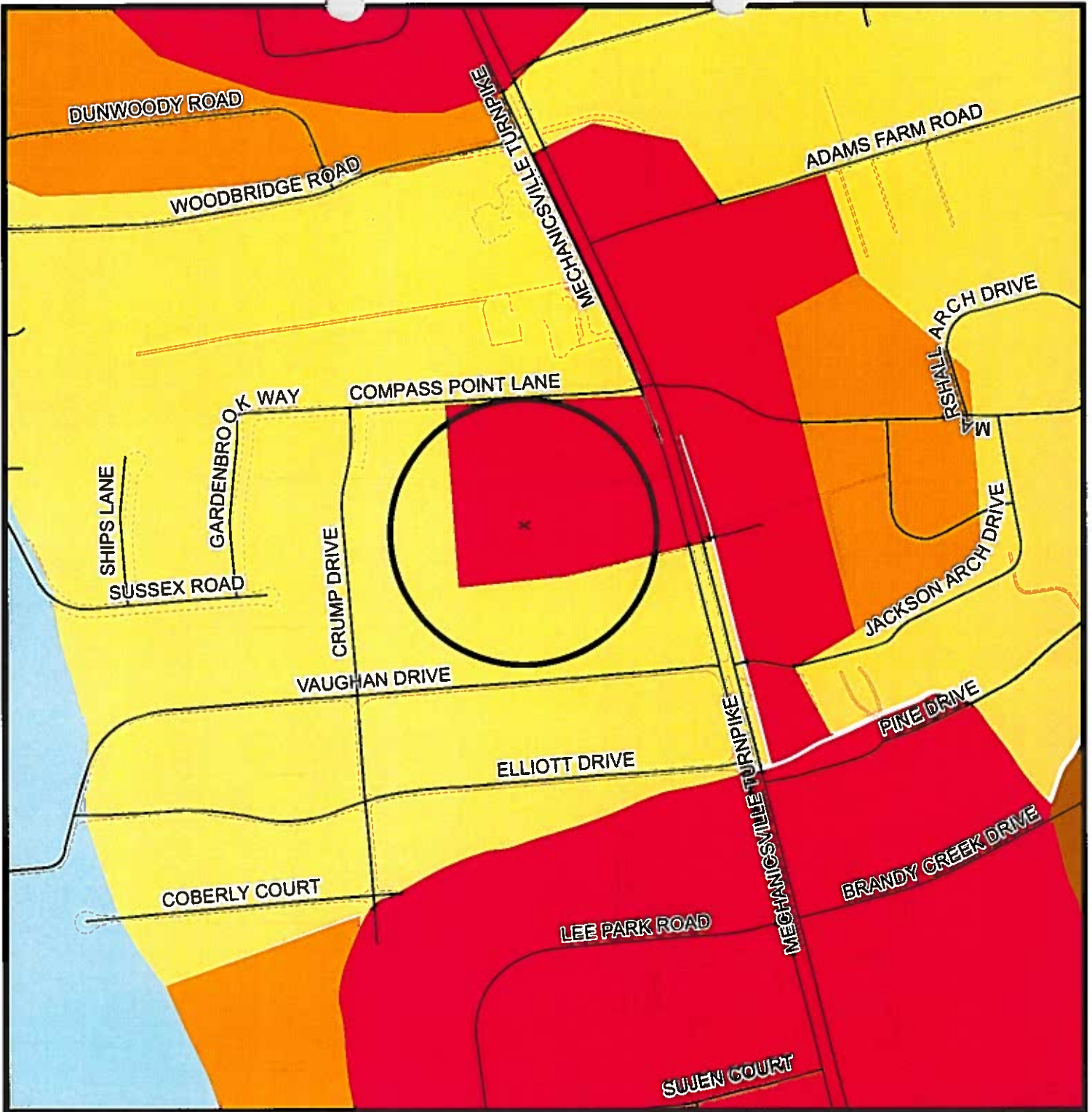
Commercial & Suburban General
Land Use

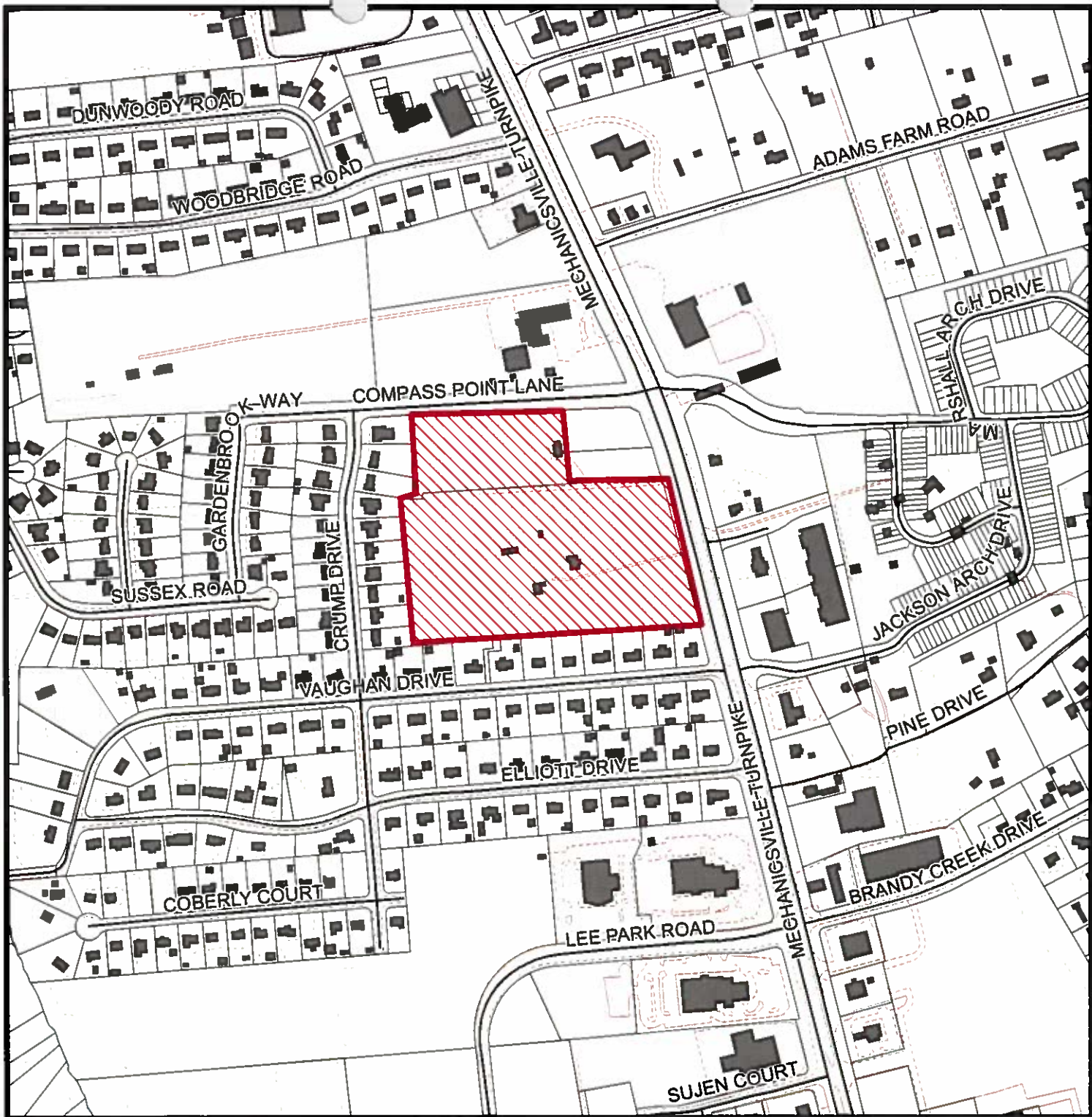
GPIN's 8724-19-9957 & 8724-29-4802 (part)
Henry Magisterial District



1 inch = 500 feet

February 03, 2015





Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

C-4-15

Nellie Kreynus, et al.

Rezone A-1 & B-3 to B-3

Zoned A-1 & B-3

GPINs: 8724-19-9887 & 8724-29-4802 (part)
Henry Magisterial District






























1 inch = 500 feet
February 03, 2015

Hanover County, Virginia

Zoning Map

Legend

	Roads		R-4
	Water		R-5
	Private Road		R-6
	Parcels		RM
	CUP		MX
	A-1		B-1
	AR-1		B-2
	AR-2		B-3
	AR-6		O-S
	RC		B-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

C-4-15

Nellie Kreyanus, et al.

Rezone A-1 & B-3 to B-3

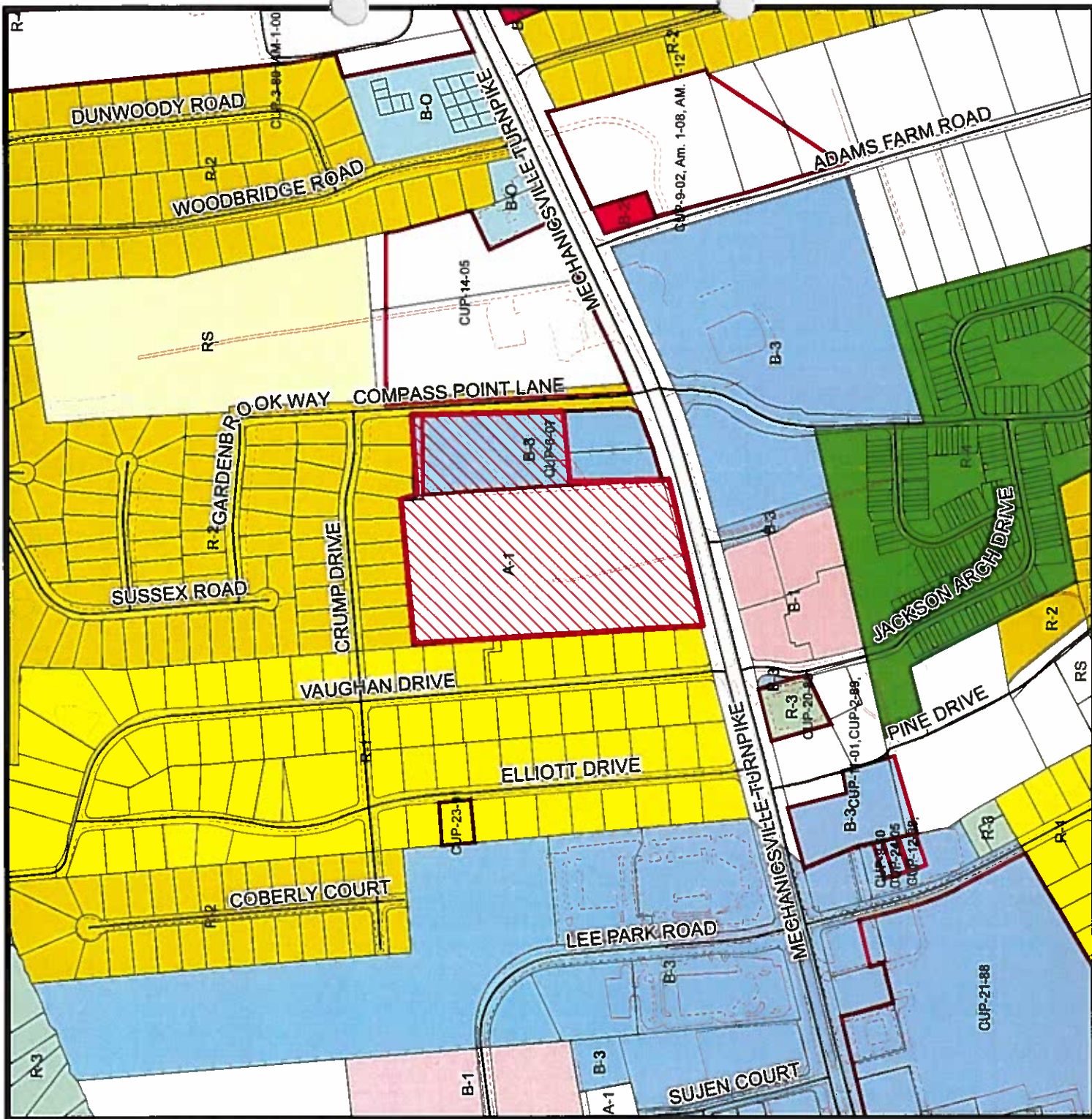
Zoned A-1 & B-3

GPINs: 8724-19-9887 & 8724-29-4802 (part)
Henry Magisterial District

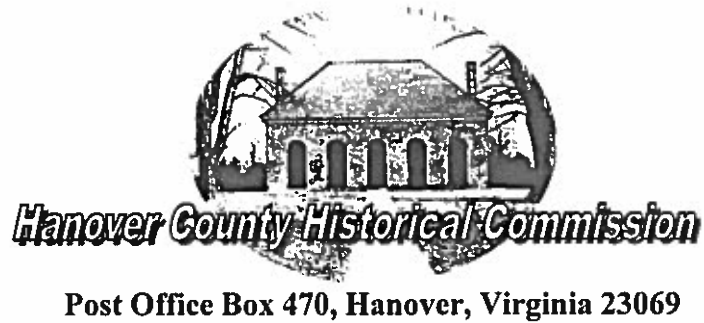


1 inch = 500 feet

February 03, 2015







MEMORANDUM

TO: Lee Garman, Principal Planner

FROM: Claudia Cheely, Senior Planner *CDC*

SUBJECT: Historical Commission Recommendation
C-4-15, Nellie Kreynus, et al. (Route 360 Kroger)

DATE: March 17, 2015

At the Historical Commission meeting on March 16, 2015, the Commission reviewed the above-referenced request because the subject property is on the local survey as House, 6468 Mechanicsville Turnpike, VDHR #42-5084. The Commission determined this proposal would not adversely impact the historic resources.

/cdc

Hanover County Planning Department Application

Request for REZONING

Case #: C-4-15

Please type or print in black ink.

APPLICANT INFORMATION

Owner: (1) Kreynus, Nellie & Kreynus, Lillie and (2) Mechanicsville Storage, LLC
 Contact Name: (1) Kreynus, Nellie & Kreynus, Lillie and (2) Mechanicsville Storage, LLC
 Address: (1) Kreynus: 6468 Mechanicsville Turnpike, Mechanicsville, VA 23111
 (2) Mechanicsville Storage, LLC: 1735 Market Street, Ste. A 400, Philadelphia, PA 19103

Telephone No. Unknown
 Fax No. Unknown
 Email Address Unknown

Applicant/Contract Purchaser: Compass Land LLC
 Contact Name: c/o Tom Kinter
 Address: 2800 Patterson Avenue, Richmond, VA 23221

Telephone No. 804-359-3575
 Fax No. 804-353-1946
 Email Address tkinter@gicva.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☒

GPIN(s) (Tax ID #'s) (1) 8724-19-9887 (unknown DB/Page)
 (2) 8724-29-4802 (part)

Deed Book 2930 Page 3328

Magisterial District Henry

Location Description (Street Address, if applicable)

North side of Mechanicsville Turnpike, adjacent to

Compass Point Lane

Total Area (acres/square feet) 15.007 acres

Current Zoning A-1 & B-3

Requested Zoning B-3

Requested Use Kroger Grocery Store with associated fuel center
 (commercial)

SIGNATURE OF OWNER ☐ CONTRACT PURCHASER ☒ (requires contract to be attached)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature James W. Theobald
 Print Name James W. Theobald, Attorney-in-Fact

Date February 3, 2015

Signature _____

Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name James W. Theobald, Esq
 Address: P.O. Box 500 Richmond, VA 23218
Richmond, VA 23218

Telephone No. 804-771-9513
 Fax No. 804-644-0957
 Email Address jtheobald@hf-law.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

FEB - 3 2015

HANOVER COUNTY
 PLANNING OFFICE

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by Feb 10, 2015. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

Date February 2, 2015

Print Name James W. Theobald, Attorney-in-Fact

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email jtheobald@hf-law.com

☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, B, OS, M, MX, BP	\$1500+ \$75/acre* for 1 st 200 acres; \$30/acre* for acreage > 200 acres
Amendment of Proffer or Planned Unit Development	\$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees:

Base Fee \$ 1500
Acreage Fee \$ 1200
TOTAL 2700

Accepted by: [Signature]
HTE #: _____

LIST OF ADJACENT PROPERTY OWNERS:

GPIN	Name	Address
8725-10-5376	ABERNETHY, THOMAS D & JOYCE C	8016 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8724-28-3927	BDC COMPASS POINT, LLC	7301 BOULDER VIEW LANE RICHMOND VA, 23225
8724-28-1933	BDC COMPASS POINT, LLC	7301 BOULDER VIEW LANE RICHMOND VA 23225
8725-10-5285	BROACHE, BERKLEY & HELEN N	8012 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8725-20-0314	BURRUS, MICHAEL L & JADE S R/S	6771 CRUMP DRIVE MECHANICSVILLE VA 23111
8724-19-5987	CEMETERY	MECHANICSVILLE VA 23111
8725-10-6393	CREECCH, JOHN L & BETTY S R/S	6787 CRUMP DRIVE MECHANICSVILLE VA 23111
8724-18-7913	DUKE COMBINED, L L C	3800 STILLMAN PKWY #200 RICHMOND VA 23233
8724-19-6444	FARNSWORTH, CHARLES B JR & PHYLLIS	7970 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8725-20-3320	FLOOD, WAYNE D & LISA R R/S	6755 CRUMP DRIVE MECHANICSVILLE VA 23111
8725-10-6003	GREER, NORBORNE T III & MILDRED	8000 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8725-20-7131	HANOVER EVANGELICAL FRIENDS CHURCH	6420 MECHANICSVILLE TURNPIKE MECHANICSVILLE VA 23111
8724-19-6809	JORDAN, PAMELA W	7994 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8724-19-6353	LOWERY, DIANA G ETALS R/S	7964 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8725-10-9333	MALARCZYK, IRENEUSZ & EWA R/S	6775 CRUMP DRIVE MECHANICSVILLE VA 23111
8724-19-6262	MARCHETTI, ANDREW R, JR & CYNTHIA	7958 VAUGHAN DRIVE MECHANICSVILLE VA 23111

8725-10-7373	OWENS, ROBERT K & KELLY M R/S	6783 CRUMP DRIVE MECHANICSVILLE VA 23111
8724-19-6718	PARKER, JOSEPH F, JR & REBECCA G	7988 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8724-29-4552	PAYNE, DANIEL E, LLC	10411 HALL INDUSTRIAL DRIVE FREDERICKSBURG VA, 22408
8725-20-1375	POPEK, JAMES L & MARY H R/S	6763 CRUMP DRIVE MECHANICSVILLE VA 23111
8725-20-4331	REVELS, LESLIE E & ALICE J R/S	7995 COMPASS POINT LANE MECHANICSVILLE VA 23111
8724-19-6627	ROWLAND, ROBERT E	7982 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8725-20-0394	SCHOTTEL, DAVID K & EFFIE R R/S	6767 CRUMP DRIVE MECHANICSVILLE VA 23111
8725-10-8353	SHARPE, JERRY F, SR & ANDREA P R/S	6779 CRUMP DRIVE MECHANICSVILLE VA 23111
8725-10-5194	STUEBER, MARK & ELIZABETH R/S	8006 VAUGHAN DRIVE MECHANICSVILLE VA 23111
8724-19-6535	TRAHAN, JOSEPH E ESTATE	122 ESSEX DRIVE CHAPEL HILL NC 27514
8724-18-9938	UNION BANK & TRUST COMPANY	P O BOX 446 BOWLING GREEN VA 22427
8725-20-2351	ZACHOWICZ, ADAM & MARIANO, MARICAR	6759 CRUMP DRIVE MECHANICSVILLE VA 23111
Planning Commissioner	Jerry Bailey	jwbailey@hanovercounty.gov
Supervisor	Sean M. Davis	smdavis@hanovercounty.gov

**HIRSCHLER
FLEISCHER**
ATTORNEYS AT LAW

James W. Theobald • Richmond Office
804.771.9513 • jtheobald@hf-law.com
www.hf-law.com

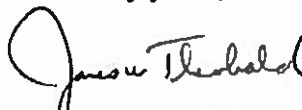
February 2, 2015

Re: Rezoning Request on Mechanicsville Turnpike
Adjacent to Compass Point Lane

To Adjacent Property Owners and Other Interested Parties:

I represent Kroger grocery stores ("Kroger") which has contracted to purchase approximately 15 acres of land on the North side of Mechanicsville Turnpike adjacent to Compass Point Lane. Kroger intends to develop a new grocery store to include the features found in its newest stores such as expanded natural foods, deli, meat and seafood sections, a large seating area which will include Wi-Fi and televisions, a wine and cheese bar, a Starbucks and a Fred Meyer Jewelry store. An in-store health clinic known as The Little Clinic will also be provided. A fuel center will be included to meet the customer demand Kroger finds at all its locations. The architecture will be similar to the Kroger located in the Rutland development. A concept plan showing the proposed layout is enclosed. Accordingly, we have filed a request to rezone the property to the retail designation necessary to support the grocery store consistent with the County's Land Use Plan. Community meetings will be scheduled in the near future to describe the proposal in more detail and obtain your feedback.

Sincerely yours,


James W. Theobald

JWT/pgk
Enclosure

cc: Hon. Sean M. Davis (via email w/enclosures)
Mr. Jerry Baileu (via email w/enclosures)
Mr. Fenton Childers (via email w/enclosures)
Mr. Kurt Wallenborn (via email w/enclosures)
Hanover County Planning

6314397-1 027895.00018

The Edgeworth Building
2100 East Cary Street
Richmond, VA 23223
Phone: 804.771.9500
Fax: 804.644.0957

Mailing address:
Post Office Box 500
Richmond, VA 23218

Mill Race North
725 Jackson Street
Suite 200
Fredericksburg, VA 22401
Phone: 540.604.2100
Fax: 540.604.2101

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? See attached
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
See attached
3. Describe in detail the proposed use of the property. See attached
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? See attached
5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? _____
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For AR-6 rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? _____

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? _____

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:

(Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? See attached _____

2. What provisions will be made to ensure safe and adequate access to the subject property? _____
See attached _____

3. How will the traffic impact of this development be addressed?: _____
See attached _____

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? _____
See attached _____

5. What type of signage is proposed for the site? _____
See attached _____

6. Have architectural/building elevations been submitted with this application? _____
See attached _____

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. *What is the General Land Use Plan Map ("LUP") designation for the subject property?*
Commercial.
2. *What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?* Mechanicsville Turnpike is designated a Major Arterial (120' ROW)
3. *Describe in detail the proposed use of the property.* A Kroger grocery store with associated fuel center is proposed. The proposed development is in compliance with the LUP's Commercial designation. The grocery store will be similar to the one found in the Rutland development. A conceptual plan, elevations of the store and of the fuel center have been filed with the request.
4. *List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity.* The following features exist on the property:
 - A power line traverses the eastern side of the property abutting the Autozone parcel, and it appears to be private. It is unknown if it is 150kV or greater.
 - There is a variable width sanitary sewer easement along the frontage of Compass Point Lane.

There are no known significant aquifer recharge areas on the property.

5. *Is the subject property located in a Dam Break Inundation Zone?* ___ Yes X No

RESPOND FOR B-3 REZONING APPLICATIONS:

1. *Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features?* Yes.
2. *What provisions will be made to ensure safe and adequate access to the subject property?* The property has access to Mechanicsville Turnpike, a Major Arterial, as well as Compass Point Lane. All transportation improvements as related to the development of the subject property will be in full compliance with current VDOT regulations and requirements. A Traffic Impact Analysis has been provided.
3. *How will the traffic impact of this development be addressed?* A Traffic Impact Analysis has been filed with this application.
4. *Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?* The site is located on a major thoroughfare, is consistent with the LUP, and will

increase the tax base of the County and associated revenues. See also response 3 under "Please Respond For All Rezoning Applications".

5. *What type of signage is proposed for the site?* Monument-style freestanding signs are proposed. Building-mounted and directional signage will be utilized as allowed by the Zoning Ordinance.

6. *Have architectural/building elevations been submitted with this application?* Yes. Furthermore, distinction in commercial building elevations is being provided by addressing architecture and building materials.

6317207-1 027895.00018

HISTORIC SITE IMPACT ANALYSIS

Please identify any known or suspected historic resources on both the subject property and adjacent properties, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____

Date: February 2, 2015

COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 12,442 vehicles per day and a site peak hour trip generation of 1,141 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9th edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 820,850,944 and Page Number 1557/1643/1983).

Choose one of the two options below:

☐ I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

☒ I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.


(Signature of Applicant/Applicant's Representative)

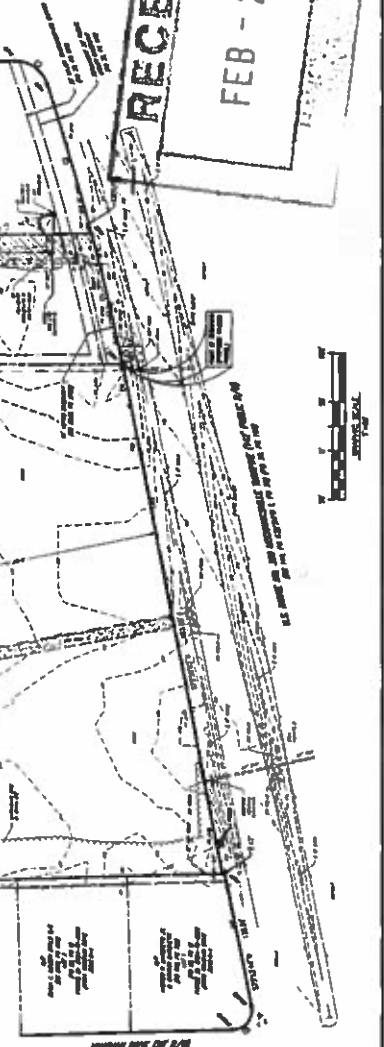
February 2, 2015
(Date)

James W. Theobald
(Applicant/Applicant's Representative – Print Name)

Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
<http://www.virginiadot.org/projects/chapter527/>

TABLE 1: SUMMARY OF PROPOSED IMPROVEMENTS

ITEM	QUANTITY	UNIT	EST. COST
1. ASPHALT PAVEMENT	10,000	SQ. YD.	\$150,000
2. CONCRETE CURBS	1,000	LINEAL FT.	\$10,000
3. DRAINAGE SYSTEMS	500	LINEAL FT.	\$25,000
4. LANDSCAPING	2,000	SQ. YD.	\$40,000
5. UTILITY REPAIRS	100	LINEAL FT.	\$5,000
6. SIGNAGE	50	LINEAL FT.	\$2,500
7. FENCE	1,000	LINEAL FT.	\$10,000
8. LIGHTING	100	LINEAL FT.	\$5,000
9. TOTAL			\$247,500



1. THE PROPERTY IS LOCATED ON THE CORNER OF A 1/4 SECTION 10, TOWNSHIP 10N, RANGE 10E, COUNTY OF [COUNTY NAME], STATE OF [STATE NAME].

2. THE PROPERTY IS CURRENTLY ZONED [ZONING CODE] AND IS BEING PROPOSED FOR [PROPOSED USE].

3. THE PROPOSED IMPROVEMENTS ARE NECESSARY TO ACCOMMODATE THE PROPOSED USE AND TO IMPROVE THE SAFETY AND EFFICIENCY OF THE ROADWAY.

4. THE PROPOSED IMPROVEMENTS INCLUDE [LIST OF IMPROVEMENTS].

5. THE PROPOSED IMPROVEMENTS WILL BE FINANCED BY [FINANCING METHOD].

6. THE PROPOSED IMPROVEMENTS WILL BE COMPLETED BY [COMPLETION DATE].

7. THE PROPOSED IMPROVEMENTS WILL BE MAINTAINED BY [MAINTENANCE METHOD].

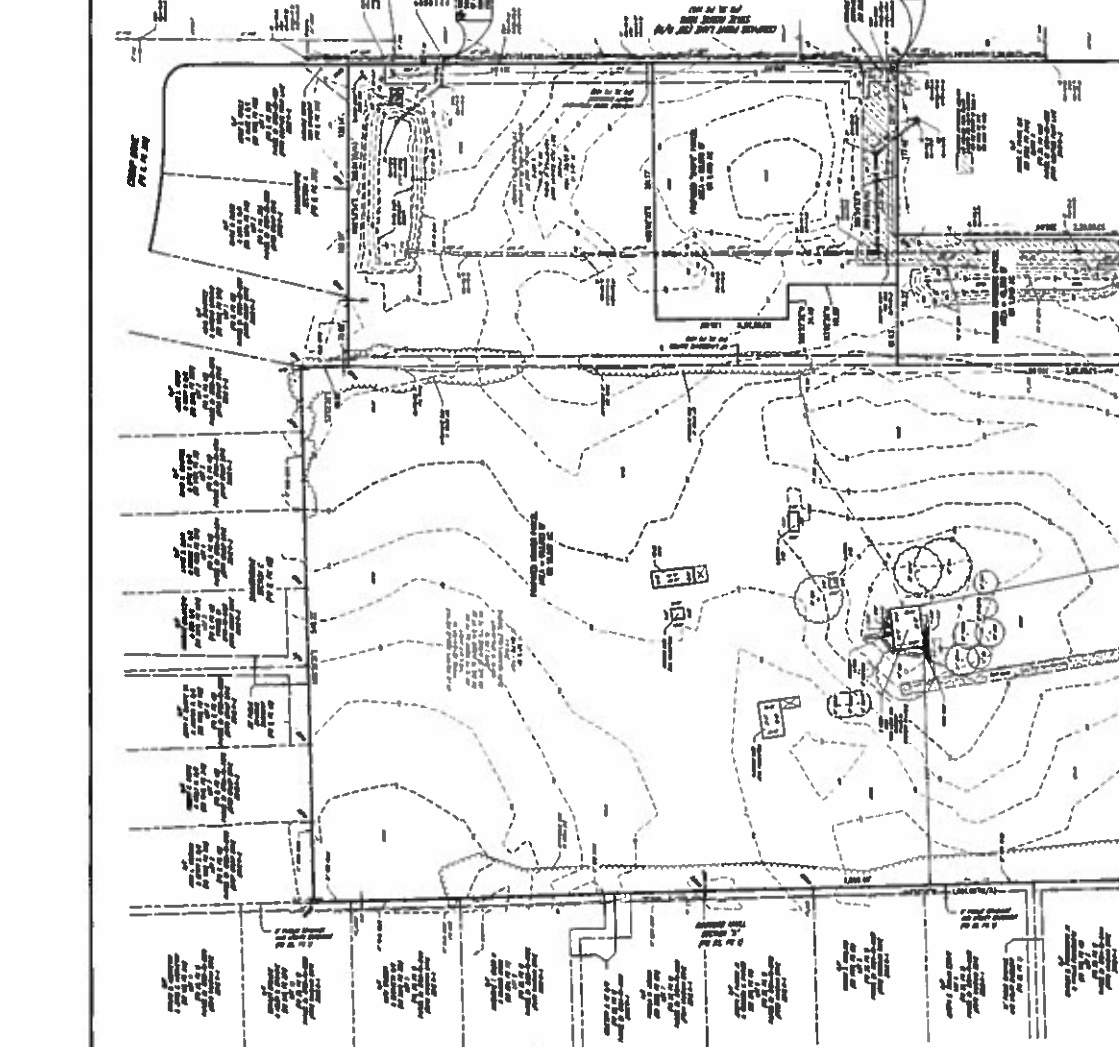
8. THE PROPOSED IMPROVEMENTS WILL BE SUBJECT TO [REVIEW PROCESS].

9. THE PROPOSED IMPROVEMENTS WILL BE IN ACCORDANCE WITH [RELEVANT CODES AND STANDARDS].

10. THE PROPOSED IMPROVEMENTS WILL BE BENEFICIAL TO THE COMMUNITY AND WILL IMPROVE THE QUALITY OF LIFE FOR THE RESIDENTS OF THE AREA.

TABLE 2: SUMMARY OF PROPOSED IMPROVEMENTS

ITEM	QUANTITY	UNIT	EST. COST
1. ASPHALT PAVEMENT	10,000	SQ. YD.	\$150,000
2. CONCRETE CURBS	1,000	LINEAL FT.	\$10,000
3. DRAINAGE SYSTEMS	500	LINEAL FT.	\$25,000
4. LANDSCAPING	2,000	SQ. YD.	\$40,000
5. UTILITY REPAIRS	100	LINEAL FT.	\$5,000
6. SIGNAGE	50	LINEAL FT.	\$2,500
7. FENCE	1,000	LINEAL FT.	\$10,000
8. LIGHTING	100	LINEAL FT.	\$5,000
9. TOTAL			\$247,500



1. THE PROPERTY IS LOCATED ON THE CORNER OF A 1/4 SECTION 10, TOWNSHIP 10N, RANGE 10E, COUNTY OF [COUNTY NAME], STATE OF [STATE NAME].

2. THE PROPERTY IS CURRENTLY ZONED [ZONING CODE] AND IS BEING PROPOSED FOR [PROPOSED USE].

3. THE PROPOSED IMPROVEMENTS ARE NECESSARY TO ACCOMMODATE THE PROPOSED USE AND TO IMPROVE THE SAFETY AND EFFICIENCY OF THE ROADWAY.

4. THE PROPOSED IMPROVEMENTS INCLUDE [LIST OF IMPROVEMENTS].

5. THE PROPOSED IMPROVEMENTS WILL BE FINANCED BY [FINANCING METHOD].

6. THE PROPOSED IMPROVEMENTS WILL BE COMPLETED BY [COMPLETION DATE].

7. THE PROPOSED IMPROVEMENTS WILL BE MAINTAINED BY [MAINTENANCE METHOD].

8. THE PROPOSED IMPROVEMENTS WILL BE SUBJECT TO [REVIEW PROCESS].

9. THE PROPOSED IMPROVEMENTS WILL BE IN ACCORDANCE WITH [RELEVANT CODES AND STANDARDS].

10. THE PROPOSED IMPROVEMENTS WILL BE BENEFICIAL TO THE COMMUNITY AND WILL IMPROVE THE QUALITY OF LIFE FOR THE RESIDENTS OF THE AREA.

Cheely, Claudia

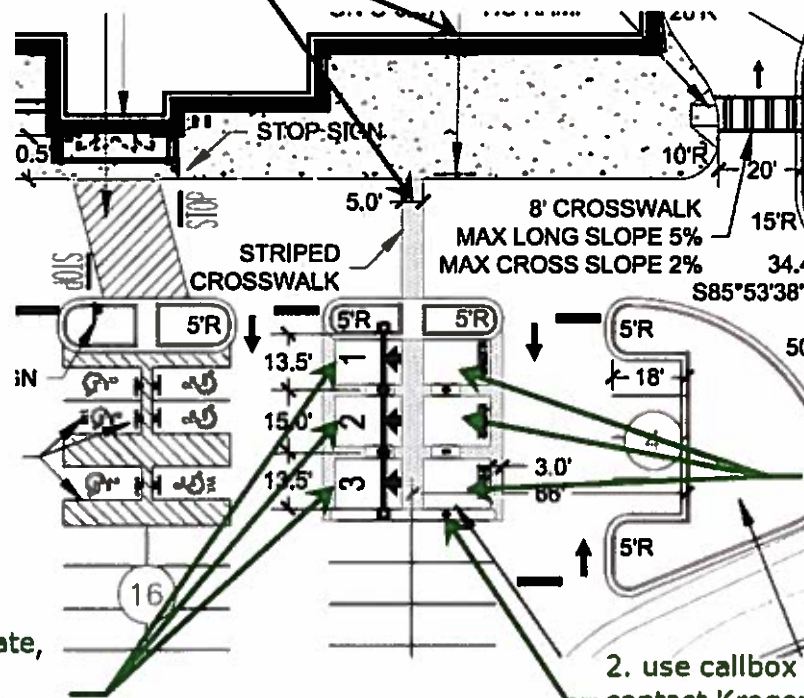
From: Ali Daughtry <ADaughtry@rlrpc.com>
Sent: Tuesday, June 30, 2015 10:15 AM
To: Cheely, Claudia
Cc: Russel Troesken
Subject: RE: Kroger ClickList for R529
Attachments: R529 ClickList Site Plan Draft 06-30-15.pdf; Kroger ClickList Concepts-Detached B.pdf

Claudia,

Please see the attached plot showing where the ClickList will be located in the parking lot.

Customers order online and then come to the store to pick up their order. They pull into one of the 3 spaces shown in front of the store (from right to left) and then use the call-box/keypad to notify a Kroger associate that they have arrived. Then, they will be asked to pull forward and then wait for the Kroger associate to come out and deliver the grocery order to their car. Please also see snap shot below that might help explain the steps involved once the customer gets to the site.

Kroger associate exits
ClickList staging area inside
store and uses pedestrian
paths to deliver to cars



3. after contacting associate,
customer pulls forward to
wait for associate to come
out and deliver order to car

2. use callbox to
contact Kroger
associate inside store

Please contact me if you have additional questions regarding the concept. We are working to incorporate it into the revised site plan for Thursday's deadline.

Thanks!

Ali R. Daughtry – LEED AP
Robertson Loia Roof, Architects & Engineers
Office (770) 674-2600 | Cell (770) 722-5213

From: Ali Daughtry
Sent: Friday, June 26, 2015 12:13 PM
To: Cheely, Claudia
Subject: Re: Kroger Clicklist

Claudia,

I'm working on it this weekend and should have something for you guys to review by EOD on Monday.

Have a good weekend.

Sent from my iPhone

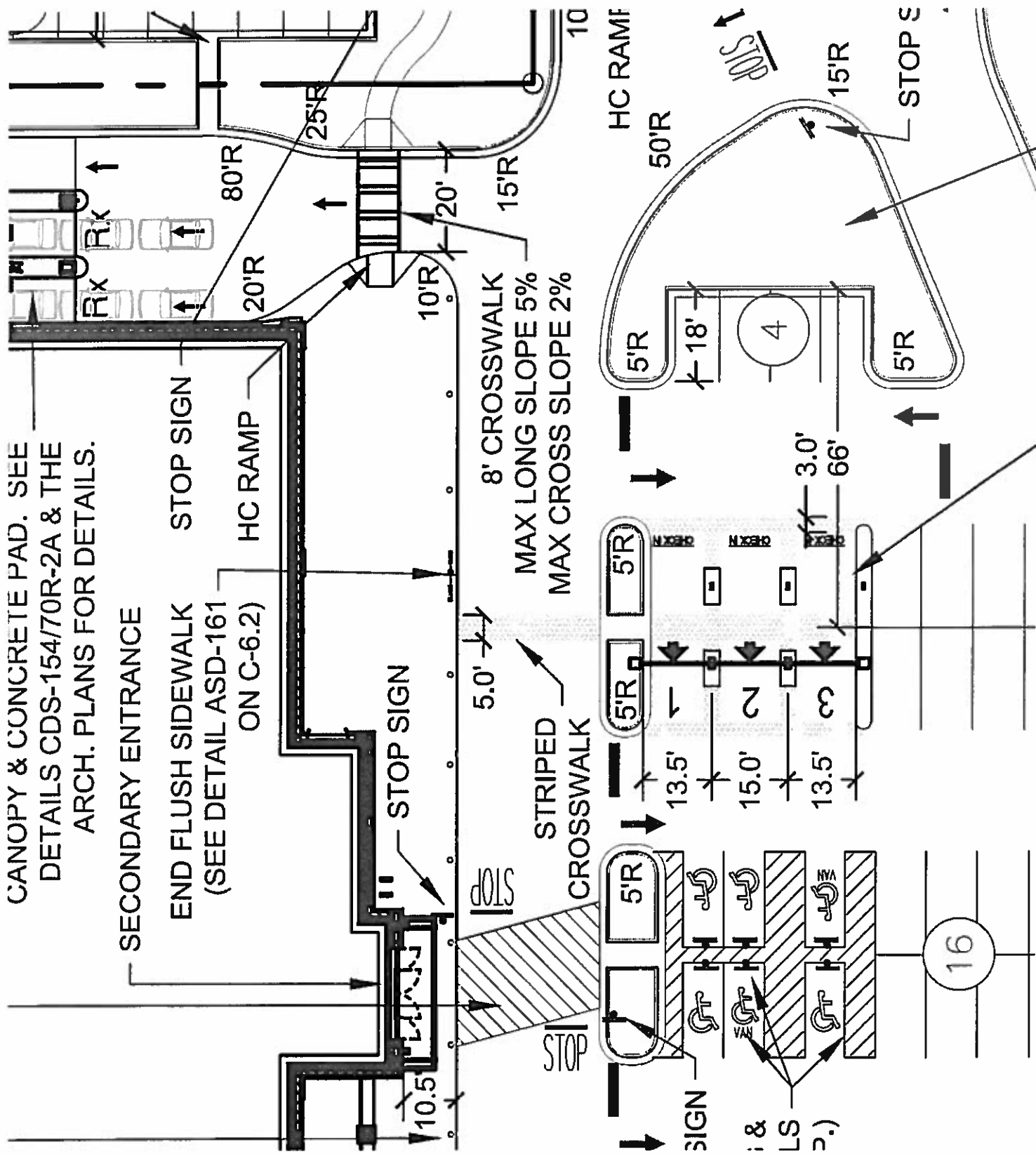
On Jun 26, 2015, at 10:58 AM, Cheely, Claudia <cdcheely@hanovercounty.gov> wrote:

We will need to see where this will be sited on the conceptual plan to ensure it does not interfere with overall circulation. Please also show the required stacking lanes for each drive thru station. We would like a written explanation of how this new feature will work. Do people order over the phone, via e-mail, on-line forms etc. and then ring in from the drive thru station that they have arrived and then the store brings out their groceries?

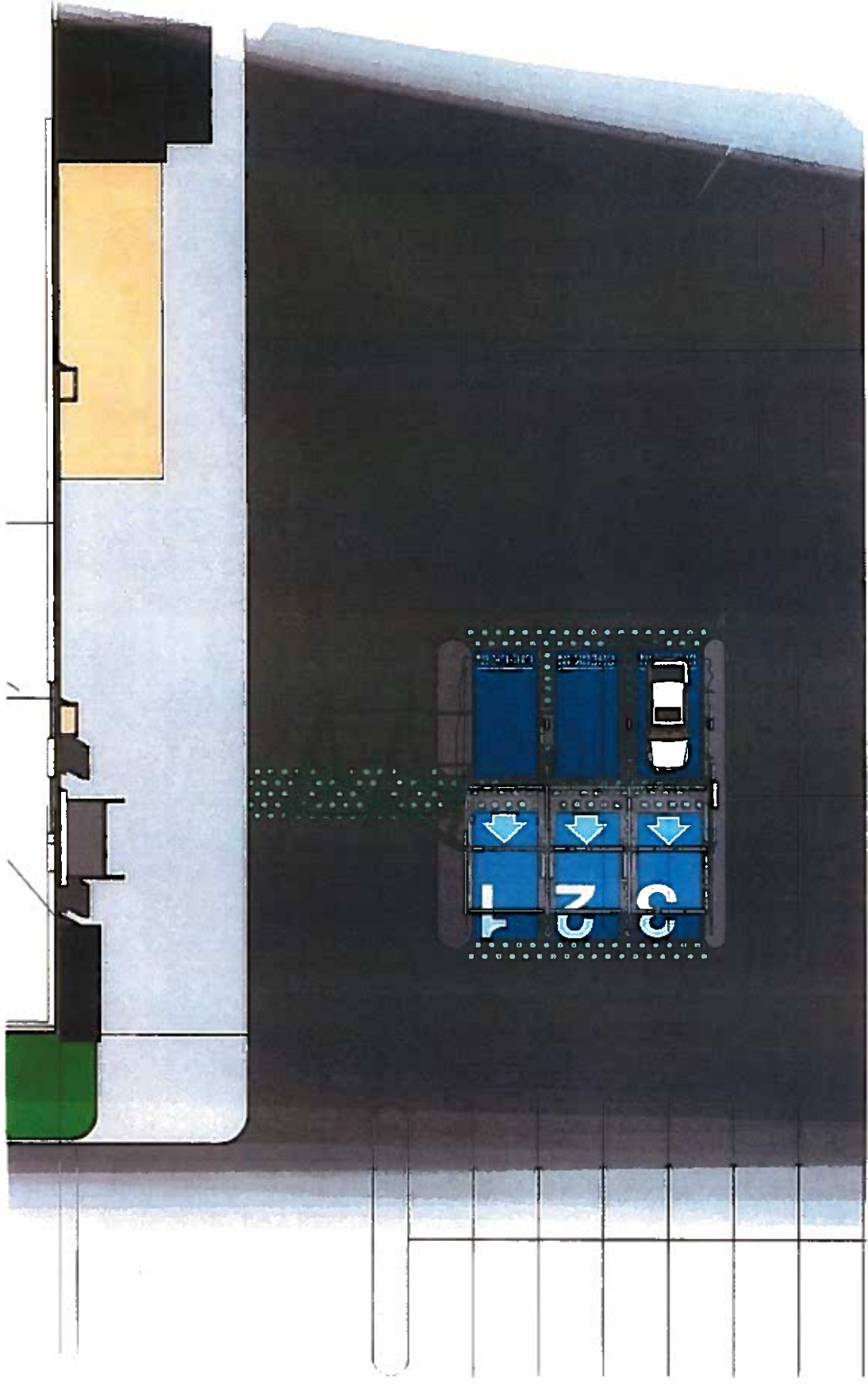
When you have this added to the conceptual plan, please send us a pdf so that we can take a look prior to final submittals next Thursday.

Thank you.

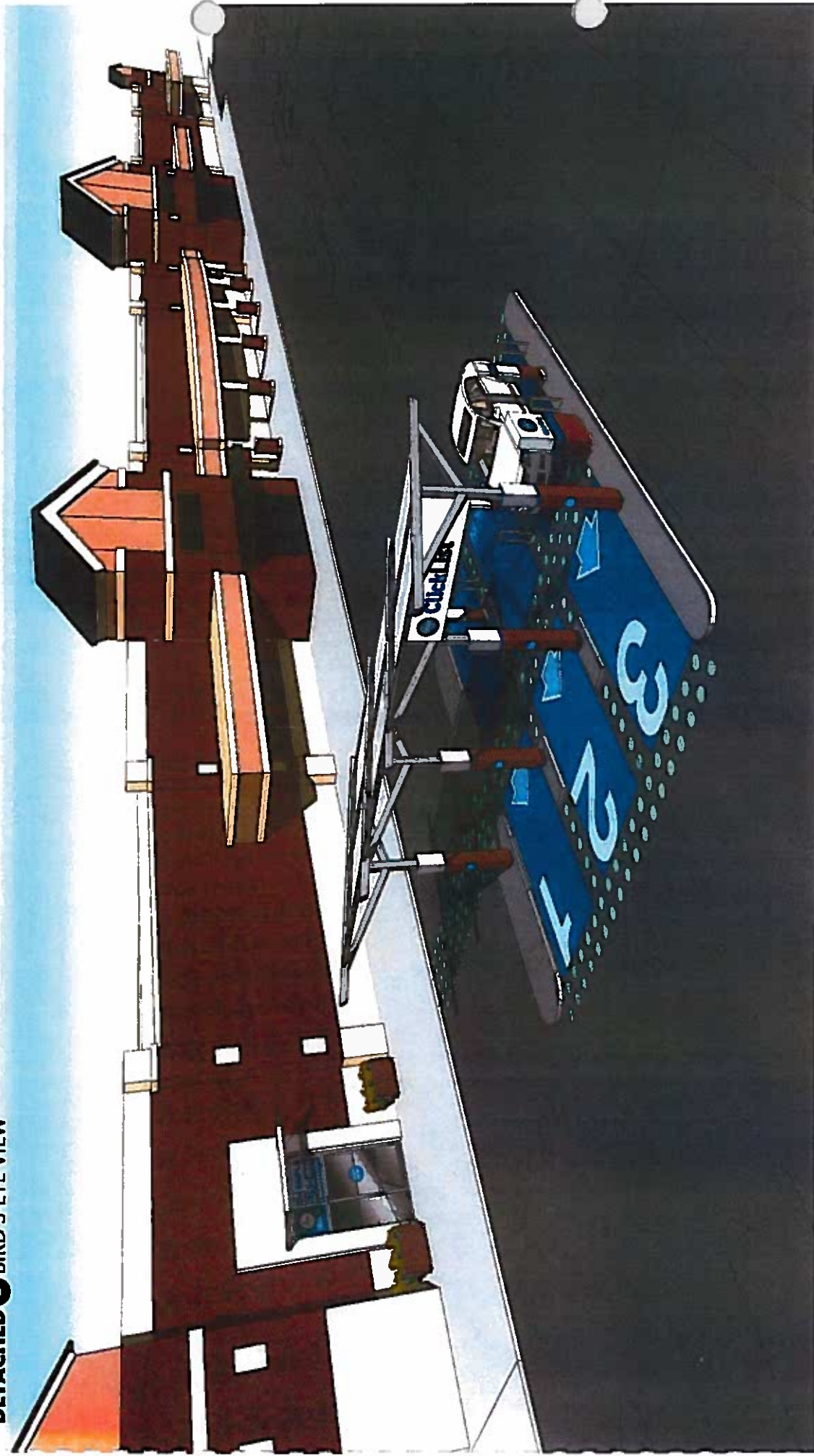
Claudia D. Cheely
Senior Planner II
Hanover County Planning Department
P. O. Box 470
Hanover, VA 23069
(804) 365-6171



DETACHED B PLAN



DETACHED B BIRD'S-EYE VIEW



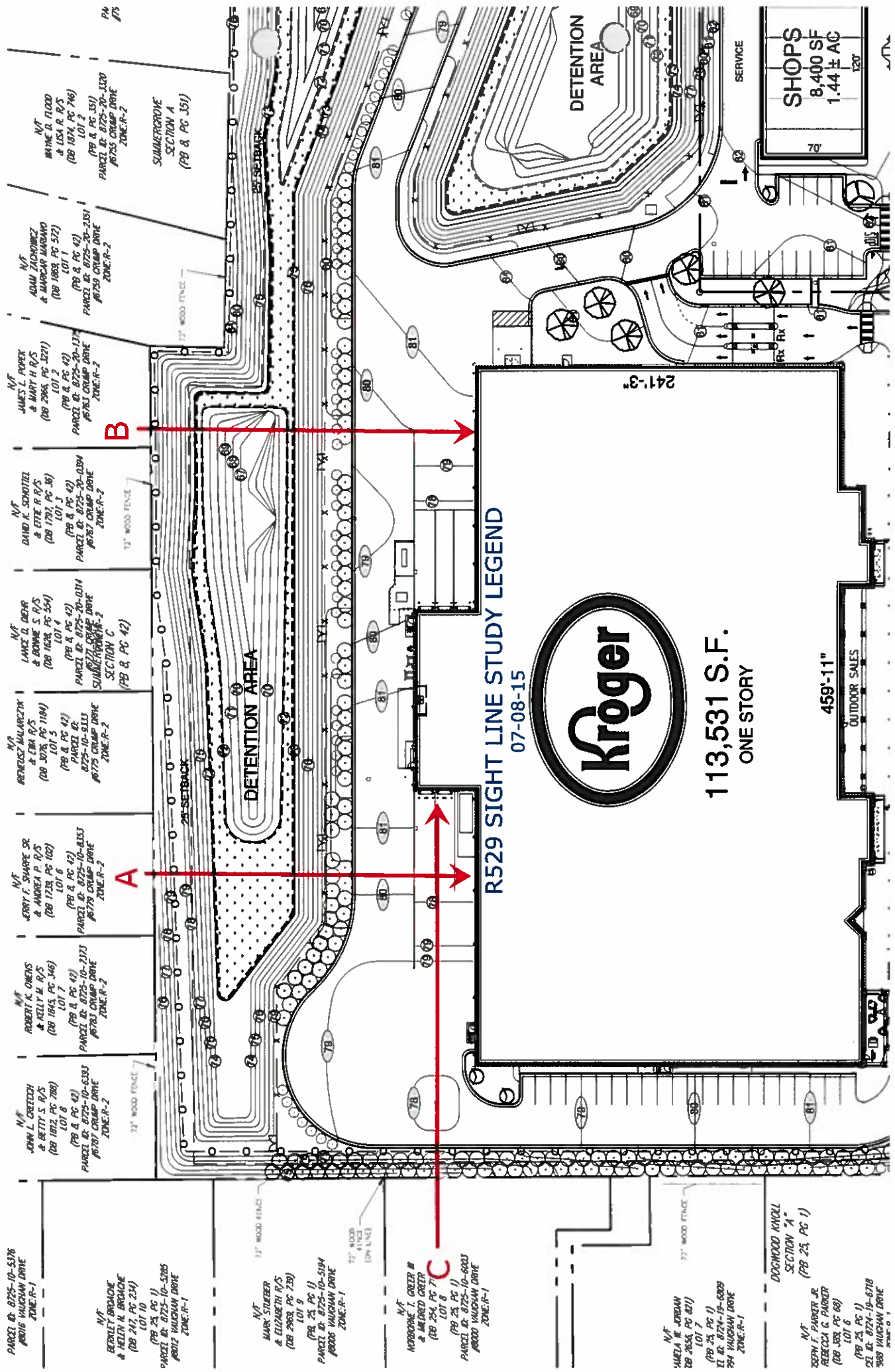
DETACHED B APPROACH



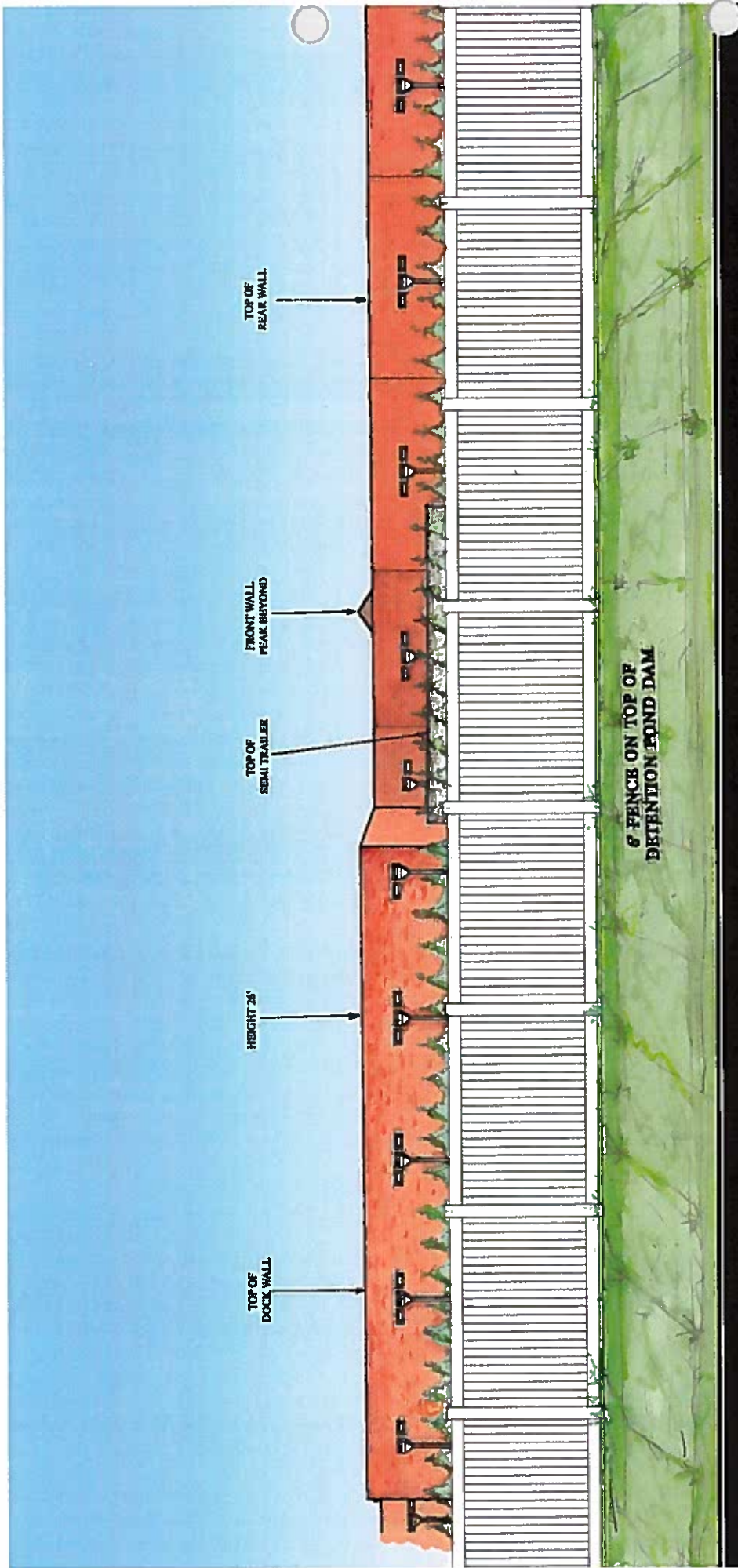
BIG RED ROOSTER

Kroger ClickList Concepts

04.08.2015



07 - 08 - 2015



PERSPECTIVE VIEWING KROGER REAR WALL
FROM BACK YARD OF JERRY SHARPE PROPERTY

NOTE: TREES BEYOND FENCE WILL NOT BE VISIBLE AT PLANTING.
TREES ARE SHOWN AT EXPLICIT HEIGHT 15 YEARS AFTER PLANTING.



KROGER MARKETPLACE R-529

HANOVER COUNTY VIRGINIA



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

1000 POND CIRCLE
DALLAS TEXAS 75243

Cheely, Claudia

From: Butler, Robert (VDOT) <Robert.Butler@VDOT.Virginia.gov>
Sent: Wednesday, July 08, 2015 8:28 AM
To: Cheely, Claudia
Subject: RE: Route 360 Kroger at Compass Point Dr.

Claudia,

The transition of the through lane past the left turn does not look long enough. It needs to be 175' if Compass Pointe is 25mph, 250' for 35. The rest may be ok from a conceptual standpoint.

From: Cheely, Claudia [mailto:cdcheely@hanovercounty.gov]
Sent: Tuesday, July 07, 2015 4:50 PM
To: Butler, Robert (VDOT)
Subject: Route 360 Kroger at Compass Point Dr.

Attached is the revised conceptual plan for the new Kroger site on Route 360. Please take a look at the proposed roadway improvements, especially those for Compass Point, and let us know if VDOT would approve this or not, and if the latter, what your recommendations would be to fix it. I'm working on a staff report to the Planning Commission today and tomorrow, but their meeting is not until July 16th. If you or Central office could give us comments prior to that meeting, it would be greatly appreciated. If that won't happen, please give me an estimate of when you might have them so we can let the PC know your schedule.

Thank you!

Claudia D. Cheely
Senior Planner II
Hanover County Planning Department
P. O. Box 470
Hanover, VA 23069
(804) 365-6171



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT

2430 Pine Forest Drive

COLONIAL HEIGHTS, VA 23834

www.VDOT.Virginia.gov

Charles A. Kilpatrick, P.E.
COMMISSIONER

June 30, 2015

Mr. David P. Maloney
Hanover County Planning
7516 County Complex Rd.
Hanover, VA 23069

Re: Rt. 360 Kroger Chapter 527 TIA

Mr. Maloney,

VDOT Richmond District has reviewed the above referenced Traffic Impact Analysis in accordance with Chapter 527 requirements and offers the following recommendation:

VDOT has concerns with the proposed lane drop on Compass Pointe Lane at the primary site entrance. Given the short distance between the signal and driveway, we feel this arrangement may increase the potential for rear end and / or sideswipe crashes in this segment, and would recommend against it. At a minimum with the proposed layout, the signing and marking plan will be critical to ensure motorists are provided sufficient warning of this condition and can select the appropriate lane.

With the above item noted, VDOT has determined the Traffic Impact Analysis meets the Chapter 527 requirements, and approves the study based on the Chapter 527 regulations. If you have any questions or require any additional information, please do not hesitate to contact me at (804) 752-5522.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Butler", with a stylized flourish at the end.

Robert Butler P.E.
Northern Area Land Use Engineer

6/16/15



MEMORANDUM

TO: Mr. David Maloney, AICP, Hanover County
FROM: Rick DeLong, P.E., Senior Project Manager
DATE: DRAFT
SUBJECT: Traffic Impact Analysis Review – Second Submission
Kroger Store R529

As requested, McCormick Taylor has completed a technical review of the revised Traffic Impact Analysis (TIA) of the proposed Kroger Store R529 in Hanover County, Virginia. The TIA, dated May 12, 2015, was prepared by Ramey Kemp & Associates, on behalf of Kroger Mid-Atlantic.

The TIA was submitted in support of a rezoning application that includes the development of 16.40 acres currently zoned A-1 (Agricultural). The site is located on the north side of US 360 (Mechanicsville Turnpike) between Compass Point Lane and Vaughn Drive. The applicant is proposing to develop a 113,531 sf supermarket including a fueling center with 18 fueling positions, and 9,000 sf of retail space. Per the submitted Traffic Impact Analysis, the site is proposed to have three access points: two full-movement driveways on Compass Point Lane, and one right-in/right-out driveway on Mechanicsville Turnpike. The construction of this development is expected to be complete in 2016.

The submitted TIA does consider the pending improvements to US 360 (Mechanicsville Turnpike) and recommends the following additional improvements as mitigation of the anticipated project impacts:

US 360 at Lee Davis Road

- Extend westbound left-turn lane from 225 feet to 325 feet of storage

US 360 at Lee Park Road / Brandy Creek Drive

- Extend westbound left-turn lane from 75 feet to 150 feet of storage

US 360 at Compass Point Lane / Bowles Farm Lane

- Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet
- Construct a westbound right-turn lane with 200 feet of storage
- Construct a second departure lane on Compass Point Lane from US 360 to the proposed full movement driveway
- Construct a second southbound approach lane to provide one shared left/through/right lane with 200 feet of storage, and one left turn lane



Compass Point Lane at Proposed Full Movement Driveway:

- Install signage and pavement markings to minimize weaving
- Construct a northbound left-turn lane (continued from US 360)

Based on the review of the submitted material, we have no further comments. Please be aware that this review is for the TIA only and is based on the proposed development size and type, current traffic data, the indicated Opening Year and Design Horizon Year, and proposed mitigating improvements (as applicable). We recommend that the County reserve the right to require revisions to this report if the proposed development size and/or type are modified, the Opening Year is significantly delayed, the proposed mitigating improvements are altered, or if it is determined that the mitigating improvements identified in the study are not implementable as indicated. Should you have any questions, please don't hesitate to contact me.

CC: Lee Garman - Hanover County Planning Department
Claudia Cheely - Hanover County Planning Department
Andrew Parker, P.E., PTOE - McCormick Taylor, Inc.
Albert Federico, P.E., PTOE - McCormick Taylor, Inc.

TRAFFIC IMPACT ANALYSIS

FOR

KROGER STORE R529

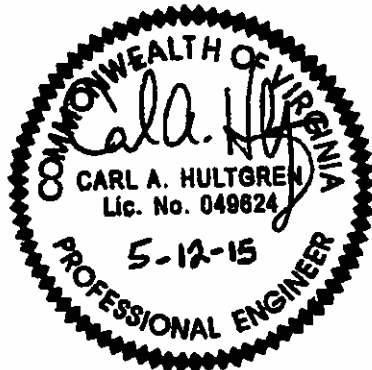
LOCATED
IN
HANOVER COUNTY, VIRGINIA

Prepared for:
Kroger Mid-Atlantic
3631 Peters Creek Road
Roanoke, Virginia 24019

Prepared by:
Ramey Kemp & Associates, Inc.
4343 Cox Road
Glen Allen, Virginia 23060

May 2015

RKA Project – 14284



**TRAFFIC IMPACT ANALYSIS
KROGER STORE R529
HANOVER COUNTY, VIRGINIA**

1. INTRODUCTION

This report summarizes the findings of the Traffic Impact Analysis (TIA) that was performed for the proposed Kroger Store R529 in Hanover County, Virginia. The purpose of this study is to evaluate the current traffic conditions at the study intersections, estimate the trip generation potential of the proposed center, and determine what roadway improvements are needed to accommodate the projected traffic volumes.

The original TIA was submitted on December 30, 2014, and this updated TIA is based on review comments provided by the County and VDOT on April 6, 2015.

1.1. Executive Summary

The proposed supermarket is located on the north side of U.S. 360 (Mechanicsville Turnpike) between Compass Point Lane and Vaughan Drive in Hanover County, Virginia. At build-out, the proposed center is expected to consist of a 113,531 s.f. supermarket, a fuel center with 18 fueling positions, and 9,000 s.f. of retail space. If approved, the development is expected to be complete in 2016.

The proposed access plan includes two full-movement driveways on Compass Point Lane, and one right-in / right-out driveway on Mechanicsville Turnpike. The northernmost driveway on Compass Point Lane will be primarily for deliveries to the store.

This proposed store will replace the existing Kroger supermarket in the southwest quadrant of the Mechanicsville Turnpike at Creighton Parkway intersection. That store is approximately 60,000 s.f., and has a fuel center with 10 fueling positions. The building will likely be occupied by another business after Kroger moves out.

Based on the December 4 scoping meeting with the County and the Virginia Department of Transportation (VDOT), the following scenarios were analyzed in accordance with VDOT's Chapter 527 TIA standards:

- Existing 2014 traffic conditions
- No-build 2016 traffic conditions
- Build 2016 traffic conditions
- Build 2022 traffic conditions – For informational purposes only

The build 2016 traffic conditions are the basis for the recommendations in this study.

The weekday AM and PM peak hours were studied for the following intersections:

- U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road
- U.S. 360 (Mechanicsville Turnpike) at Lee Park Road / Brandy Creek Drive
- U.S. 360 (Mechanicsville Turnpike) at Compass Point Lane / Bowles Farm Lane
- U.S. 360 (Mechanicsville Turnpike) at Creighton Parkway
- Compass Point Lane at Proposed Full Movement Driveway
- U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in / Right-out Driveway

The following improvements are recommended to be completed by VDOT as background improvements for the no-build 2016 traffic conditions:

U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road:

- Reprogram traffic signal to include an overlap on the eastbound right-turn movement

U.S. 360 (Mechanicsville Turnpike) at Lee Park Road / Brandy Creek Drive:

- Restripe the southbound through lane on Lee Park Road as a shared left / through lane and upgrade the signal head for the southbound approach

Based on the traffic capacity analysis, the following roadway improvements are recommended to accommodate the projected 2016 traffic conditions with the proposed supermarket and fuel center:

U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road:

- Extend westbound left-turn lane from 225 feet to 325 feet of storage (Cost Opinion of \$20,000 - \$25,000)

U.S. 360 (Mechanicsville Turnpike) at Lee Park Road / Brandy Creek Drive:

- Extend westbound left-turn lane from 75 feet to 150 feet of storage (Cost Opinion of \$15,000 - \$20,000)

U.S. 360 (Mechanicsville Turnpike) at Compass Point Lane / Bowles Farm Lane:

- Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet (Cost Opinion of \$120,000 - \$140,000)
- Construct a westbound right-turn lane with 200 feet of storage (Cost Opinion of \$50,000 - \$60,000)
- Construct a second northbound departure lane on Compass Point Lane from Mechanicsville Turnpike to the proposed full movement driveway (Cost Opinion of \$90,000 - \$110,000)
- Construct a second southbound lane to provide one shared left / through / right lane with 200 feet of storage, and one left-turn lane (Cost Opinion of \$90,000 - \$110,000)
- Upgrade the existing traffic signal to accommodate the proposed turn lanes (Cost Opinion of \$70,000 - \$85,000)

Compass Point Lane at Proposed Full Movement Driveway:

- Drop one of the northbound lanes on Compass Point Lane as a left-turn lane
- Construct site driveway with one ingress lane and two egress lanes

U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in / Right-out Driveway:

- Construct a westbound right-turn lane with 100 feet of storage (Cost Opinion of \$25,000 - \$30,000)

The County and VDOT are planning to widen U.S. 360 (Mechanicsville Turnpike) from Bell Creek Road to Walnut Grove Road in multiple phases. Phase 1, which is in the Bell Creek Road area, is under construction. Phase 2 will widen Mechanicsville Turnpike between Bell Creek Road and Lee Park Road, and will include significant improvements at Lee Davis Road, which have been included in the 2022 capacity analysis:

U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road:

- Construct a second left-turn lane and third and fourth through lanes on the eastbound Mechanicsville Turnpike approach
- Widen the westbound Mechanicsville Turnpike approach to provide dual left-turn lanes, three through lanes, and one shared through / right lane
- Widen the northbound Lee Davis Road approach to provide dual left-turn lanes, one through lane, and one shared through / right lane
- Widen the southbound Lee Davis Road approach to provide dual left-turn lanes, one through lane, and one right-turn lane

All Signalized Intersections:

- It was assumed that VDOT will increase the cycle length on the U.S. 360 corridor from 120 seconds to 160 seconds during both peak hours



RAMEY KEMP & ASSOCIATES, INC.
4343 Cox Road
Glen Allen, VA 23060
Phone: 804-217-8560 Fax: 804-217-8563
www.rameykemp.com

May 12, 2015

Mr. David Maloney, AICP
Director of Planning
Hanover County
7516 County Complex Road
Hanover, Virginia 23069
Phone: (804) 365-6171

Subject: Kroger Store R529 – Response to TIA Review Comments
Hanover County, Virginia

Dear Mr. Maloney,

Ramey Kemp & Associates, Inc. (RKA) submitted the original Chapter 527 TIA for this proposed retail center on December 30, 2014. The purpose of this letter report is to provide responses to the TIA review comments, which were provided by VDOT and McCormick Taylor (on behalf of the County) on April 6, 2015.

VDOT Comments:

Trip Generation: The trip generation for the Supermarket (LU 850) during the PM peak hour has been revised to use the ITE average rate, which results in 26% more trips.

Capacity and Queuing Analysis:

Comment #1: Section 8 has been revised to report the SimTraffic queue lengths (average of 10 runs) for movements with a ~ or # sign.

Comment #2: Section 8 has been revised to report the LOS and delay from the HCM 2010 reports for signalized and unsignalized intersections.

Comment #3: The build 2016 conditions have been modified to maintain the existing cycle length of 120 seconds. The build 2022 conditions assume a cycle length of 160 seconds because at a growth rate of 5% per year on Mechanicsville Turnpike, it is reasonable to assume that VDOT will increase the cycle lengths on the entire corridor over time.

Walking, bicycle, or transit trips: There are no sidewalks, bicycle lanes, or transit routes in the vicinity of this site. It is reasonable to expect some residents in the surrounding neighborhoods will walk or bike to this center. To be conservative, we assumed all new site trips will be vehicle trips.

Proposed Improvements:

Comment #1: The text has been clarified to state that adding an eastbound right-turn overlap phase on Mechanicsville Turnpike at Lee Davis Road, and restriping southbound Lee Park Road should be done by VDOT to mitigate the existing and no-build traffic traffic volumes.

Comment #2: During the PM peak hour, there are 367 projected northbound left-turns into the site and only 191 trips projected to continue into the neighborhood. One through lane can easily handle 191 vehicles per hour trips (only one vehicle every 19 seconds), and carrying a second through lane into the neighborhood would create an undesirable merging area at the entrance to the neighborhood.

McCormick Taylor Comments:

Comment #1: The updated site plan shows one full-movement driveway on Compass Point Lane.

Comment #2: We agree that the proposed widening of Compass Point Lane should include appropriate signs and pavement markings to help minimize weaving movements on Compass Point Lane.

Comment #3: The lane utilization has been revised to 0.69 and supporting calculations are attached.

Comment #4: There are multiple commercial driveways between study intersections. Figure 4 has been revised to show the volume added at each intersection. To balance the through volumes on Mechanicsville Turnpike during the PM peak hour, we added between 75 and 200 vehicles to some through movements.

Comment #5: The Synchro has been revised to include the existing approach peak hour factors for all scenarios.

Comment #6: The trip generation for the Supermarket (LU 850) during the PM peak hour has been revised to use the ITE average rate, which results in 26% more trips. Based on discussion with McCormick Taylor and similar TIA's prepared by RKA in Hanover County, it was agreed that an internal capture rate of 10% is conservative and reasonable for these land uses.

Comment #7: The Firestone trips were counted at the Compass Point signal, but Firestone trips were not specifically included in and out of the proposed site driveway. However, the Firestone trips are insignificant compared to the trip generation potential of the Kroger, fuel center, and retail shops.

Comment #8: The updated site plan shows one Compass Point access at the existing driveway approximately 400 feet from the signal. The Synchro model has been modified to show the correct distance.

Comment #9: The count data for U.S. 360 at Compass Point Lane / Bowles Farm Lane has been rotated 180 degrees. Additionally, Figure 4 has been revised to depict the volume added at each intersection to balance the PM peak hour.

Comment #10: The volumes in Figure 13 have been verified and revised based on the updated trip generation for the PM peak hour.

Comment #11: The LOS tables in Section 8 has been updated to include storage bay lengths.

Comment #12: The report has been revised to include a cost opinion for recommended Kroger improvements in Section 1.1 and Section 9. Based on discussion with McCormick Taylor, a diagram is not required.

Comment #13: The proposed improvements to Mechanicsville Turnpike will maintain the existing median, and the channelization island will not be constructed.

Enclosed are two bound copies of the revised TIA. We appreciate your attention to this matter, and trust that this response will satisfy the review comments. Please contact me at (804) 217-8560 if you have any questions about this report.

Sincerely,
Ramey Kemp & Associates, Inc.

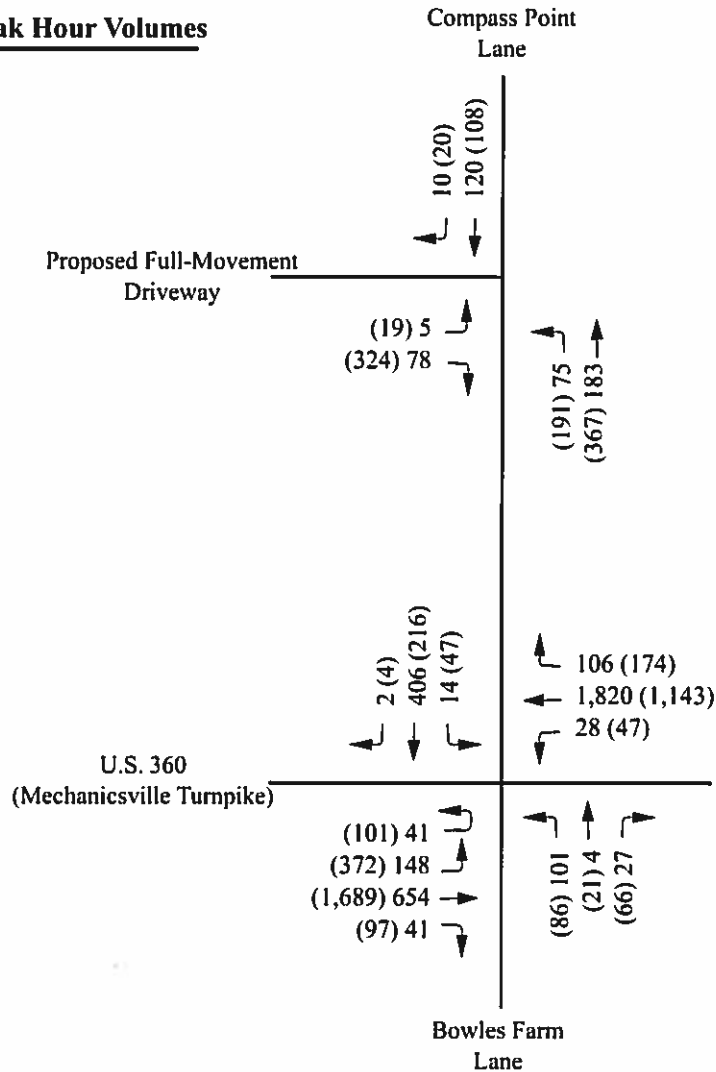


Carl Hultgren, P.E., PTOE
Regional Manager

Enclosures: Lane utilization calculation figure, Revised TIA

Copy to: Mr. Robert Butler, P.E., VDOT
Mr. Toby Locher, P.E., Kroger Mid-Atlantic
Mr. Jim Theobald, Hirschler Fleischer
Ms. Ali Daughtry, P.E., Robertson Loia Roof

Build 2016 Peak Hour Volumes



$$LUF = \frac{\text{Total Approach Volume}}{(\text{No. of Lanes}) * (\text{High Lane Volume})} = \frac{(183+367) + (75+191) + (41+101)}{2 * (183+367+41+101)} = \boxed{0.69}$$

LEGEND

X (Y) AM (PM) Peak Hour Traffic



Quaker Road Residential
New Kent County, Virginia

Lane Utilization
Calculation

Scale: Not to Scale

Figure A1



MEMORANDUM

TO: Mr. David Maloney, AICP, Hanover County

FROM: Rick DeLong, P.E., Senior Project Manager

DATE: April 6, 2015

SUBJECT: Site Traffic Impact Review
Kroger Store R529

As requested, McCormick Taylor has completed a technical review of the Traffic Impact Analysis (TIA) of the proposed Kroger Store R529 in Hanover County, Virginia. The TIA, dated December 30, 2014, was prepared by Ramey Kemp & Associates, on behalf of Kroger Mid-Atlantic.

The TIA was submitted in support of a rezoning application that includes the development of 16.40 acres currently zoned A-1 (Agricultural). The site is located on the north side of US 360 (Mechanicsville Turnpike) between Compass Point Lane and Vaughn Drive. The applicant is proposing to develop a 113,531 sf supermarket including a fueling center with 18 fueling positions, and 9,000 sf of retail space. Per the submitted Traffic Impact Analysis, the site is proposed to have three access points: one full-movement driveway on Compass Point Lane, one shared right-in/right-out driveway on Mechanicsville Turnpike, and one right-out only driveway on Mechanicsville Turnpike. It should be noted that the Preliminary Site Plan included as Figure 2 of the TIA shows two additional accesses to Compass Point Lane: the existing access serving Firestone and a northern access to the rear of the Kroger that appears to primarily serve deliveries.

The submitted TIA does consider the pending improvements to US 360 (Mechanicsville Turnpike) and recommends the following additional improvements as mitigation of the anticipated project impacts:

US 360 at Lee Davis Road

- Extend westbound left-turn lane from 225 feet to 350 feet of storage

US 360 at Lee Park Road / Brandy Creek Drive

- Extend westbound left-turn lane from 75 feet to 150 feet of storage

US 360 at Compass Point Lane / Bowles Farm Lane

- Construct a second eastbound left-turn lane with 250 feet of storage
- Construct a westbound right-turn lane with 200 feet of storage
- Construct a second departure lane on Compass Point Lane north of US 360

- Construct a second southbound approach lane to provide one shared left/through/right lane with 200 feet of storage, and one left turn lane

Compass Point Lane at Proposed Full Movement Driveway:

- Drop one of the northbound lanes on Compass Point lane as a left-turn lane into the site
- Construct site driveway with one ingress lane and two egress lanes

The following comments are offered for the County's consideration:

1. In order to minimize vehicular conflicts along Compass Point Lane the two accesses closest to Route 360 (the existing access serving Firestone and the new, proposed access approximately 100 feet north) should be consolidated into a single access. The location of the consolidated access should be determined in consideration:
 - a. Maximizing the separation from the existing access to the Hanover Friends Church in order to minimize conflicting movements; and
 - b. Providing adequate spacing for merge/weave maneuvers associated with vehicles utilizing the proposed dual left turn lanes from Route 360.
2. The proposal to "drop" one of the Compass Point Lane receiving lanes as a left turn lane into the development has the potential to introduce undesirable weaving maneuvers between vehicles destined for the development and local traffic continuing north. Additional consideration should be given to the proposed configuration, including:
 - a. Ensuring that an appropriate effective weave length is provided;
 - b. Appropriate signage and marking for the proposed configuration and intended operations are provided; and
 - c. Measures to minimize the potential weaving are provided (e.g. advanced signage on Route 360 to encourage pre-positioning of vehicles)
3. The submitted analyses of Route 360 and Compass Point Lane should be reviewed to determine if the anticipated lane utilization for the proposed dual eastbound left turn lanes was correctly modeled. Specifically, during peak periods the volume of traffic in the centermost lane (primarily serving the proposed development) has the potential to be appreciably higher than the rightmost lane (serving local traffic). It may be appropriate to lengthen the proposed turn bays and adjust the signal timing accordingly to minimize potential spill-back and unnecessary merge/weave maneuvers on northbound Compass Point Lane.
4. The balancing of existing PM peak traffic volumes between study intersections along US 360 (Mechanicsville Turnpike) appears to marginally exceed the variance recommend in VDOT TOATG.
5. Per the VDOT TOATG and TIA Regulations, the peak hour factor (PHF) should be determined by approach based on existing traffic count data; revise the Synchro analyses as appropriate. If the existing peak hour factors are modified for future analyses to account for new traffic this should be documented in the TIA.



6. Per the guidance provided in ITE Trip Generation:
 - a. The average rate should be utilized to calculate the gross trips for the Supermarket (LU 850).
 - b. The calculation of internal traffic should be balanced between uses.
7. Verify if the volumes associated with the existing Firestone access to Compass Point Lane are considered in the analyses.
8. Verify that the Synchro network is coded to scale, particularly the Compass Point Lane access.
9. Verify that the volumes presented in Figure 4 are consistent with the materials provided in Appendix B.
10. Verify that the volumes presented in Figure 13 include for the site traffic presented in Figure 12.
11. In order to assist with the review of the anticipated impacts and proposed turn lane modifications it is requested that turn bay lengths be included in the tables in Section 8 of the TIA.
12. Per the VDOT TIA Regulations a diagram and preliminary cost estimates for all recommended improvements should be provided.
13. Verify if the proposed improvements to US 360 will maintain the existing median; if the median will remain the channelization island within the right-in/right-out access may be unwarranted.

Based on the preceding comments the County should consider requesting that the applicant update their analyses and proposed access scenario. The scope of improvements may need to be revised based on the comments above and/or updated analyses if requested by the County. I trust that the forgoing will assist the County in their evaluation of this proposed rezoning. Should you have any questions, please don't hesitate to contact me.

CC: Lee Garman - Hanover County Planning Department
Claudia Cheely - Hanover County Planning Department
Andrew Parker, P.E., PTOE - McCormick Taylor, Inc.
Albert Federico, P.E., PTOE - McCormick Taylor, Inc.

May 21, 2015

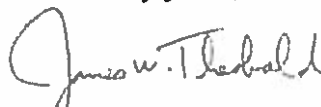
Re: Rezoning Request on Mechanicsville Turnpike
Adjacent to Compass Point Lane

To Adjacent Property Owners and Other Interested Parties:

You previously received a letter from me explaining that I represent Kroger which has contracted to purchase approximately 15 acres of land on the North side of Mechanicsville Turnpike adjacent to Compass Point Lane. Kroger intends to develop a new grocery store to include the features found in its newest stores such as expanded natural foods, deli, meat and seafood sections, a large seating area which will include Wi-Fi and televisions, a wine and cheese bar, a Starbucks and a Fred Meyer Jewelry store. An in-store health clinic known as The Little Clinic will also be provided. A fuel center will be included to meet customer desires. The architecture will be similar to the Kroger located in the Rutland development.

This letter is to invite you to a community meeting to be held at 6:30 p.m. on May 28, 2015 to describe the proposal in more detail and obtain your feedback. The meeting will be held at the Hanover Evangelical Friends Church, 6420 Mechanicsville Turnpike – go through the front door and the meeting will be in a classroom off the sanctuary. Representatives from Kroger will be in attendance, as well as Hanover County Planning Staff, your Planning Commissioner Jerry Bailey, and your Supervisor Sean M. Davis.

Sincerely yours,



James W. Theobald

JWT/pgk

Enclosure

cc: Hon. Sean M. Davis (via email w/enclosures)
Mr. Jerry Bailey (via email w/enclosures)
Mr. Fenton Childers (via email w/enclosures)
Ms. Ali Daughtrey (via email w/enclosures)
Hanover County Planning

6657101-1 027895.00018

The Edgeworth Building
2100 East Cary Street
Richmond, VA 23223
Phone: 804.771.9500
Fax: 804.644.0957

Mailing address:
Post Office Box 500
Richmond, VA 23218

Mill Race North
725 Jackson Street
Suite 200
Fredericksburg, VA 22401
Phone: 540.604.2100
Fax: 540.604.2101

ATTENDANCE SHEET

Name Please Print	Address or Email Address Please Print	Subdivision Please Print
Bobby & Shirley Blair	6532 Camille Dr	Harvey Farms
Rob Rowland	7982 VINCENNA DR.	DOGWOOD KNOLL
David Household	7613 Old Trach house House 7613 @ Contact, 1127	Pebble Creek
DENNIS FARMER	8370 HOLLY RIDGE RD. DAF1758@aol.com	HOLLY RIDGE
Ed Vinson	pastored@friendlychurch.org	pastor of church
ANDY MARCHETTI	armarchetti@hanovercounty.gov	DOGWOOD KNOLL
Meghan Marchetti	meghanmarchetti@gmail.com	DOGWOOD KNOLL
Robert Owens	rtk28@yahoo.com	SUMMER GROVE
Shely Douglas	asysmom@aol.com	Summer Grove
MICHAEL HARRISON	one michael 12@hotmail.com	SUMMER GROVE

ATTENDANCE SHEET

<u>Name</u> Please Print	<u>Address or Email Address</u> Please Print	<u>Subdivision</u> Please Print
Joe Bidwell	8103 Sussex Road joe.bidwell@gmail.com	Summer Grove
Buddy Greer	8000 VAUGHAN DRIVE	Dogwood Knoll
David & Debbie Clarke	6786 Crump Drive DLC DAC101@AOL.COM	Summer Grove
Andrea Payton-Sharpe	6779 Crump Dr Mech. Va. 23111	Summer Grove
BERKLEY + HELEN BROACHE	8012 VAUGHAN D	DOGWOOD KNOLL
Stephanie Seay	6762 Ships Lane	Summer Grove
MATT BINSLEY	mattbinsley@gmail.com 6775 STARS LN	Summer Grove
Sherry Knapp	8017 Sussex Rd snapp@richmond.edu Mech. VA 23111	Summer Grove
ROY DeLung	6774 SHIPS LANE MECH VA 23111 troy.delung@gmail.com	Summer Grove
John W. Kennedy	7980 FILLIOTT DR Mech, VA 23111	Dogwood Knoll

ATTENDANCE SHEET

Name Please Print	Address or Email Address Please Print	Subdivision Please Print
Hilary & Jimmy WATTS	8120 Castle Grove Dr. Mech VA 23111 HilaryKennedy.HWK@gmail.com	Summer Grove
Bucky & Juanita Warren	4109 Peppertown Rd. Mech, VA. 23111	
Earl & Christine Chappell	EARL C @ HTRSI.COM	-
Rick Pyle	6766 Ships Lane Mech VA 23111 rpyleo@ajccpas.com	Summer Grove
Jerry Lynch	Lynch7056@comcast.net	-
Jan Keiser	6768 Gardenbrookway mechanicsville VA 23111 jkeiser72@aol.com	Summer Grove
Becky & Joe Parker	7988 Vaughan Drive P1bks15@aol.com Mechanicsville VA 23111	Dogwood Knoll

ATTENDANCE SHEET

Name Please Print	Address or Email Address Please Print	Subdivision Please Print
Jerry Bailey	Planning Commission	
ADAM ZACHOWICZ	6758 Crump Dr adam.peter12@sol.com	Summer Grove
John & Betty Creech	6787 Crump Dr	Summer Grove
Jim & Mary H. Popek	6763 Crump Dr	Summer Grove
Joyce Tom & ABERNETHY Charles & Thomas Taylor	8016 VAUGHAN DR 6775 Crump Dr octrevx@verizon.net	Dogwood Knoll Summer Grove

ATTENDANCE SHEET

<u>Name</u> <u>Please Print</u>	<u>Address or Email Address</u> <u>Please Print</u>	<u>Subdivision</u> <u>Please Print</u>
MICHAEL L BURRUS	6771 CRUMP DR, MECHANICSVILLE, VA 23111 michael.burns@gmail.com	Summer Grove
MARK & Beth Stueber	8006 VAUGHAN DR. Mech. Va. 23111	Dogwood Knoll
Dave + Effie Schottel	6767 Crump Dr Mechanicsville	Summer grove
Jo Jacob	6466 Cardinal Way Mech. Va. 23111 SomLJacob@yahoo.com	Brandy Creek
Mike Seelze	6788 Gardenbrook Way (mikeselze@gmail.com) Mechanicsville VA 23111	Summer Grove
Jeff Carter	8019 SUSSEX Rd	mrjeffcarter.71@gmail.com
Buckley + Susan WRENN	4109 Peppertown Rd. / J.A.C.T WRENN@YAHOO.COM	N/A.
Roland Greene	8118 Castle Grove Drive Mechanicsville, VA 23111	Summer Grove
TODD CAREY	6766 CRUMP DRIVE Mech. VA 23111	Summer Grove
SEAN DAVIS	Board + SUPERVISORS	

Cheely, Claudia

From: Maloney, David P.
Sent: Friday, May 29, 2015 10:59 AM
To: Cheely, Claudia
Subject: FW: Thanks and comments on the Community meeting for a new Kroger

For file, I provided a brief response.

DAVID P. MALONEY, AICP
DIRECTOR OF PLANNING
P.O. Box 470
HANOVER COUNTY, VA 23069
(804) 365-6171
EMAIL: DPMALONEY@HANOVERCOUNTY.GOV
WWW.HANOVERCOUNTY.GOV

From: michael.burrus@gmail.com [mailto:michael.burrus@gmail.com]
Sent: Thursday, May 28, 2015 9:06 PM
To: Bailey, Jerry W.; Maloney, David P.
Cc: Davis, Sean M.
Subject: Thanks and comments on the Community meeting for a new Kroger

Greetings, Mr. Maloney, Mr. Bailey and Mr. Davis:

I am a member of the community who attended the meeting held at the Evangelical Friends Church tonight to learn more about the proposed Kroger Market Place at the intersection of Route 360 and Compass Point Lane.

First of all, I want to extend to you gentlemen my appreciation of your patience in listening to the viewpoints of the people in attendance. Though I'm sure that both of you are used to this type of thing, it irritated me that a few members of the audience kept shouting out questions and comments instead of taking more time to listen to what you and the representatives of Kroger had to say concerning the project. Please be sure that not all of us are as outspoken as they are even though it's par of the course in the due diligence phase of any major commercial development project.

As for the proposal itself, I concede the inevitability that due to the rapid growth of Hanover County, particularly along the 360 corridor, it is only been a matter of time before the plot of land now under consideration would be developed. I would much rather that a supermarket that I would frequent go there rather than something else that may not be as desirable.

As a resident of Summer Grove subdivision on Crump Drive at the rear of the subject location, I understand other people's worries about the traffic in the area, particularly concerning the truck deliveries and the need to expand Compass Point Lane to accommodate those vehicles as well as the increasing volume of others that will be using that road. It's my hope that the Planning Commission will make every effort based on its research to make sure that our concerns will be addressed. I'm sure that a win/win solution can and will be found. Moreover, I think that extending the amount of time that the traffic light at the intersection remains green along with expanding the left turn lane on 360 is definitely a must for this project.

Other than that, I would like every effort to be taken to shield the surrounding parcels, including my own, from as much sound and light as possible. I think that the vinyl fence and trees should be sufficient. I want to make sure that security concerns might be addressed in the sense that anyone wanting to go into the subdivision from the Kroger property by getting through the trees and over the fence would have a difficult time of it.

Please forgive the length of this email, but I prefer to share my comments in writing instead of having to compete for a limited amount of time. It's not like me to be as vocal as some of the other attendees at the meeting; I feel more comfortable putting these things in writing. Feel free to share any comments of this email with your staff or fellow Supervisors and Planners. I look forward to attending the Planning hearing once it's been established and then hope for the best as the development of this parcel takes place.

Once again, thank you for your time in enduring with professionalism and patience the "lively" meeting this evening as well as my comments on this matter.

Best regards,

Michael L. Burrus
6771 Crump Drive
Mechanicsville, VA 23111

Sent from Windows Mail

Cheely, Claudia

From: Planning
Sent: Tuesday, August 25, 2015 8:32 AM
To: Maloney, David P.; Cheely, Claudia
Subject: FW: Kroger

From: Carly Hoo [mailto:carlyhoo@yahoo.com]
Sent: Monday, August 24, 2015 8:23 PM
To: Planning <planning@hanovercounty.gov>
Subject: Kroger

Dear Mr. Maloney:

Approximately three years ago, my family and I moved into the Summer Grove subdivision. We moved from Lakeside in Henrico County. The three main reasons for moving: (1) the need for a larger home; (2) better school system, and (3) less traffic on the road in front of our house. We have two boys (ages 10 and 4). We wanted a neighborhood which was more traffic-friendly for our sons to ride their bikes, scooters, walking to friends' homes, etc. Although our road does get busy at times, for the most part, it is a kid-friendly road. There are two negatives to our neighborhood which will be even more pronounced if a Kroger is placed at the entrance to our neighborhood and increases the traffic. We do not have sidewalks in our neighborhood. Therefore, all the walking, bike-riding, scooter-riding, dog-walking, stroller-walking, running, wagon-pulling, etc. occurs on the road. Also, the houses on Sussex Road are on a slant (slanted downward toward Beaverdam Creek). Therefore, a number of basketball hoops get placed on the end of the driveways so that the players can dribble the balls on the flat surface of the road as opposed to the slanted driveways.

A Kroger entrance located on our subdivision's entrance road would definitely lead to increased traffic on Sussex Road. The most direct route to the potential new Kroger for the neighborhoods located on Pole Green Road (Sherrington, etc.) and next to us (Cherrydale) is on Sussex Road. The people in these neighborhoods are not going to go out of their way to 360 and turn at the traffic light. Human nature: avoid traffic lights. They're going to drive through our neighborhood to get to Kroger from 6:00 a.m. - 9 or 10:00 p.m. at night.

I understand the grand plan is to increase the commercial properties along 360 which will in turn increase the tax base for our county. Believe me, I am all for increased revenues to support our county schools and other public needs. However, placing a business that is open for 15 or 16 hours a day at the entrance of a neighborhood full of families is not what Hanover is about. For years, Hanover has protected the "rural" feel of our county with carefully planned growth with minimal impact on residential areas. Placing a Kroger at the entrance of a family-friendly residential neighborhood does not follow this protective formula. There are plenty of locations further down 360 East toward Tappahannock that will support a large Kroger and not cause problems for a residential area.

Also, there is a Kroger Marketplace on Atlee Road less than 5 miles away. We don't need one built in such close proximity.

Please do not allow this to happen to our neighborhood. Please enter my letter into the public record for this matter.

Thank you for your time.

Carolyn Morris & Family

Cheely, Claudia

Subject: FW: Kroger Rezoning

From: onemichael12@hotmail.com

To: whazzard@hanovercounty.gov; ackelly@hanovercounty.gov; jwbailey@hanovercounty.gov; itheobald@hf-law.com

CC: amstanley@hanovercounty.gov; ejwade@hanovercounty.gov; planning@hanovercounty.gov; pgiles@hf-law.com

Subject: Kroger Rezoning

Date: Wed, 19 Aug 2015 19:47:07 -0400

From: onemichael12@hotmail.com

To: troy.delung@gmail.com

CC: onemichael12@hotmail.com

Subject: Kroger

Date: Sun, 19 Jul 2015 15:19:38 +0000

Dear Board of Supervisors,

I am against the purposed Kroger because of the adverse affects on the quality of life on the surrounding homes and subdivisions. I feel that Kroger and the Hanover Planning Commission do not care about any of the surrounding home owners concerns. It was evident in Planning commission meeting. All it seamed like the Planning Commission was interested only in the additional low paying jobs and increased tax dollars for a larger Kroger Store. I have outlined my reasons against the purposed new Kroger below.

The VDOT traffic study projects that the traffic in the Summer Grove subdivision area will go from a "B" rating to a "D" rating. The increase in traffic would create a dangerous situation for children and adults walking and riding their bikes in the Summer Grove subdivision and surrounding areas since there are no sidewalks. There would also be increased danger to the children at the Friends Church Daycare since their playground is adjacent to the purposed Kroger off of Compass Point Road.

Kroger has not addressed the problem of increased noise from there purposed store. The store will be open till midnight. Most people go to bed before midnight in the area and will have to try to sleep when loud cars and trucks are going in and out of the parking lot half the night. There are always cars and trucks that have load mufflers and people playing load music. Many homes would have the Kroger parking lot only 100 ft. or so from there bedroom windows.

The purposed Kroger is too large of a development for the amount of land. Kroger's plans first submitted to the Planning Commission did not even have enough parking spaces to meet Hanover County requirements. Kroger would be developing almost every square in of property and that is why the purposed Kroger building and parking lot is so close to the homes surrounding the purposed Kroger. Kroger has purposed a 6 ft. vinyl fence and some 8 ft. trees to screen the building and parking lot. They say that it would prevent an adjacent homeowner from seeing any trucks at the back of the building. Their example is of a

homeowner standing on the ground looking over at the store. They did not consider that most people have decks that may be 2 ft. or more off the ground. A homeowner standing on their deck would most likely be able to see the trucks at Kroger. Most homes on Crump Drive are 2 story houses and would be affected by the the sights and sounds of the trucks at the back of Kroger and the cars and trucks from entering and exiting the Kroger parking lot from their bedroom windows.

I feel homeowners property values would drop adjacent to the Kroger. Would you or anyone want to look out their bedroom window at midnight every night and see and hear loud cars and trucks entering and exiting the Kroger parking lot? I feel anyone adjacent to Kroger would have to greatly reduce their selling price on their home to have anyone interested in buying their home. Who would want to have to put up with all the sights and noise from a Kroger in their backyard.

Kroger has purposed increasing Compass Point Road to 2 southbound lanes at the traffic light at Mechanicsville Turnpike. I feel that this is inefficient because there will be no designated right turn lane causing traffic to back up on Compass Point Road. Kroger's purposed right southbound lane is for left turn, straight, and right turn. Across the street Lowes had to put 3 lanes exiting which has a designated right turn lane. Why would Kroger not be required to do what Lowes did? A Kroger will create considerable more traffic then what the Lowes does.

I do know that at some point there will be commercial development on the property that Kroger has purposed to build a store on but I feel that the Kroger store is the wrong development. It is too massive of a development for the size of the property and the devastating impact of it would have on the surrounding homes with the increase of noise from the store being open till midnight, traffic, site of the store, lighting, and reduced property values. I think Kroger should find another site that would not affect so many homeowners. I ask for your help in rejecting the rezoning of the property for the purposed Kroger. Please make my letter a part of public record.

If anyone would want to buy a house with a Kroger in your back yard with all the noise , sights of the building and of cars and trucks, lights, decreased home values, and increased pollution please let me know.

Thank you for your time and consideration.

Sincerely,

Michael Harrison
6754 Crump Dr.
Mechanicsville, va 23111

Cheely, Claudia

From: John Hicks <John@JohnHicks.net>
Sent: Friday, July 10, 2015 4:16 PM
To: Cheely, Claudia
Subject: New Kroger Location

I would like to add my voice to those who would like to see the new Kroger Marketplace location approved. I live and work here in Mechanicsville, and I think it would be an economic asset to the area, as well as a nice place to shop for myself and my family. Please give a favorable response to the re-zoning application

case # C-4-15 (c) Lillie Kreynus

John Hicks, GRI, e-PRO - REALTOR®

Agent Services Coordinator

Trainer/Instructor – DPOR Approved

Hometown Realty: 7240 Lee Davis Road, Mechanicsville, VA 23111

john@johnhicks.net

804 714-6647 (Direct) 804 249-6711 (Office) 804 746-8988 (Fax)



"Where Would You Like to Live Today?"

Cheely, Claudia

From: Wendy Earley <WendyEarley@hometownrealtyservices.com>
Sent: Saturday, July 11, 2015 1:05 PM
To: Cheely, Claudia
Subject: Case # C-4-15(c) Lilie Kreynus

Dear Mrs. Cheely

My name is Wendy Earley (4376 Market Road Mechanicsville, Va. 23111) I am sending you the E-mail referencing the above case number, as a Hanover county resident I would like to see case number C-4-15(c) get a favorable consideration for re-zoning.

Wendy Earley
Realtor, ABR,GRI

The finest compliment I can ever receive is a referral from my friends and clients.

THIRD AMENDED AND RESTATED PROFFERED CONDITIONS

The undersigned owners of parcels designated GPINs 8724-19-9867 and 8724-29-4802 (part) (the "Property"), voluntarily agree for themselves, agents, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 and B-3 to B-3, the development and use of the Property shall be subject to the conditions listed below.

1. Conceptual Plans. The Property shall be developed in substantial conformity with the conceptual plan attached titled "Kroger Marketplace R-529 Hanover County, Virginia", prepared by Robertson Loia Roof Architects & Engineers, dated September 1, 2015 (the "Conceptual Plan") and with the conceptual landscape plan attached titled "Kroger Marketplace R-529 Concept Landscape Plan", prepared by Robertson Loia Roof Architects & Engineers, dated July 8, 2015 .
2. Architecture - Elevations. Any grocery store and associated fuel center developed on the Property shall be designed and constructed in substantial conformity with the architectural appearance and themes shown on the elevations titled "Kroger Store R529" prepared by CR Architecture + Design, dated July 2, 2015, and "Hanover County, VA Kroger Fuel Center R-529" dated December 30, 2014. The Property shall be developed with a unified and complementary color and architectural theme. Retail tenants will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space. The standard of compatibility may be met through scale, materials, forms, and/or colors. Retail structures, defined as any structure other than a grocery store and associated fuel center, shall be designed to meet the following general standards: elevations of proposed structures, including proposed materials, shall be submitted to the Planning Director for review and approval prior to application for Building Permit for the particular building submitted; adjacent facades will be compatible with each other with architectural features being continued whenever they can be observed by the public from within the project or from public roads and adjacent properties, and architectural features, such as setbacks, changes in building materials, and canopies, or differences in roof height will be used to add visual interest.
3. Architecture – Materials. Exterior wall surfaces (whether front, side, or rear) of the retail building shall be similar in architectural treatment and materials as the front wall surfaces, when such wall

surfaces are visible from Mechanicsville Turnpike, Compass Point Lane and adjacent residential parcels. Building materials utilized for the facades of the buildings shall be limited to brick, cast brick, stone, cast stone, integrally colored split-faced block, dryvit or other simulated stucco (E.I.F.S.), and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Roofing materials over entranceways shall be standing seam metal. If a flat roof system is used, then a perimeter parapet of dryvit, standing seam metal, integrally colored (not painted) split-faced block, fluted block, tile, concrete tile, textured concrete tilt-up panels, brick or cast brick shall be used. The design and materials of all retail building(s) shall be complementary to the elevations proffered in Proffered Condition 2. Elevations for the proposed structure(s), including building materials, shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of the site plan for the particular building submitted.

4. Trash Receptacles. All trash receptacles shall be completely screened in a manner that is architecturally compatible with the buildings they serve, and shall be approved at the time of site plan approval.
5. Hours of Construction. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.
6. Loading Docks. Service and delivery loading docks will be located at the side or rear of structures, and will be treated with architectural elements or decorative fencing and/or evergreen landscaping to mitigate their visibility from the public roadways and adjacent residential parcels.
7. HVAC. Any mechanical units placed on the rooftops of buildings shall be screened as viewed from ground level at the common property line with public streets or adjacent residential properties by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations.
8. Use Prohibitions. The following uses shall not be permitted:
 - a. Animal hospital or kennel that utilizes an outdoor run or kennel;

- b. Outdoor sales and storage of boats and boat trailers;
 - c. Plumbing and heating shop, painting shop, upholstery shop;
 - d. Mobile home sales, display and storage, or sales, rentals, display and storage of recreational vehicles, both new and used;
 - e. Wholesale establishments, provided a discount retailer or a membership warehouse club will not be considered a wholesale establishment;
 - f. Furniture refinisher;
 - g. Adult uses;
 - h. Truck sales, new or used;
 - i. Mobile home park;
 - j. Auto body and fender repair;
 - k. Retail Fueling Station unless associated with a grocery store and then only selling convenience items from the attendant's kiosk (but excluding the sale of alcohol from the attendant's kiosk);
 - l. Automobile rental;
 - m. Boat, personal watercraft, and boat trailer dealers, including service, repair and storage;
 - n. Motorcycle dealers, including sales, service and repairs, including body and fender repairs;
 - o. Recreational vehicle sales (new vehicles) and rentals, including display, repair and storage;
 - p. Truck rental, not including tractor trailers and limited to pick-up or panel trucks with a gross vehicle weight rating of 26,000 pounds or less;
 - q. With the exception of uses identified in Section 26-128(1)(a)(b and c) and (a)(3), all other uses with special standards shall be prohibited.
9. Signage. All freestanding signage shall be monument style. Retail tenants will be permitted to show their standard logo and colors on building and panel signage.
10. Site Lighting. Lighting fixtures shall not exceed thirty-nine (39) feet in height as measured from the grade at the base of the lighting standard.
11. Hours of Trash Pickup, Parking Lot Cleaning. Trash pickup and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.
12. Thoroughfare Buffer. The required thoroughfare buffer along the frontage on U.S. Route 360 will be widened to 30 feet to ensure space

for a required 20-foot Public Utilities easement, and for the required landscaping and proffered supplemental plantings.

13. Aerated BMP. Any wet BMP shall be aerated.
14. Dedication of Right-of-Way. The Property Owner agrees to dedicate 60 feet of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the Property and 25 feet of right-of-way from the centerline of Compass Point Lane (State Route 1075) to the Property for future road widening, free of cost to the County, upon request of the County or VDOT. All roadway improvements identified in Proffer 17 that will be constructed outside of the standard dedication width for these roads shall also be dedicated.
15. No U-Turn Sign. A "No U-turn" sign shall be provided at the Vaughan Drive/Jackson Arch Drive/Route 360 intersection if approved by VDOT.
16. Cross Access. The Property Owner shall provide a cross access easement to the benefit of the adjoining property owner of GPIN 8724-29-4802 (AutoZone) prior to site plan approval.
17. Transportation Improvements. The developer shall construct all required roadway improvements in accordance with VDOT standards and specifications, which shall include the following improvements:
 - a. US 360 at Lee Davis Road – Extend westbound left-turn lane from 225 feet to 325 feet of storage.
 - b. US 360 at Lee Park Road/Brandy Creek Drive – Extend westbound left-turn lane from 75 feet to 150 feet of storage.
 - c. US 360 at Compass Point Lane/Bowles Farm Lane:
 - i. Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet.
 - ii. Construct a westbound right-turn lane with 200 feet of storage.
 - iii. Construct a second departure lane on Compass Point Lane from US 360 to the proposed full movement driveway.

- iv. Construct a second southbound approach lane to provide one shared/left/through/right lane with 200 feet of storage, and one left turn lane.
- v. Upgrade the existing traffic signal to accommodate the proposed turn lanes.
- d. Compass Point Lane at Proposed Full Movement Driveway:
 - i. Install signage and pavement markings to minimize weaving.
 - ii. Construct a second northbound lane on Compass Point Lane with one northbound lane terminating as it becomes a left turn lane into the first access drive, with a 175 foot transition thereafter.
- e. U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in/Right-out Driveway:
 - i. Construct a westbound right-turn lane with 100 feet of storage.

[SEE ATTACHED SIGNATURE PAGE]

NELLIE KREYNUS, LILLIE KREYNUS;
MECHANICSVILLE STORAGE, LLC

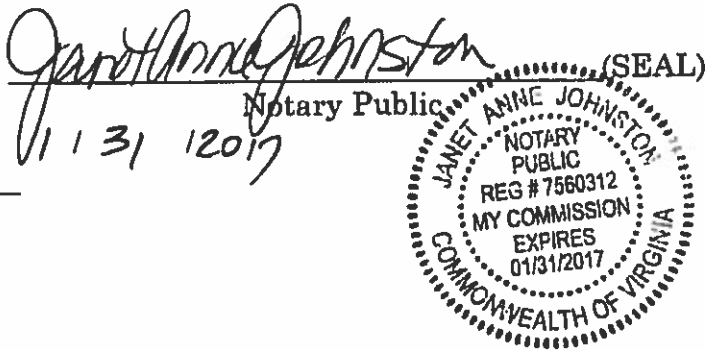
By: James W. Theobald
James W. Theobald, Attorney-in-Fact
Date: September 2, 2015

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, Janet Anne Johnston, a Notary Public for the
Commonwealth of Virginia, at-large, do certify that James W. Theobald,
whose name is signed to the above, bearing date on the 2nd day of
September, 2015, has acknowledged the same before me in my State
aforesaid.

Given under my hand this 2nd day of September, 2015.

My Commission Expires: 11/31/2017
Notary ID#: _____

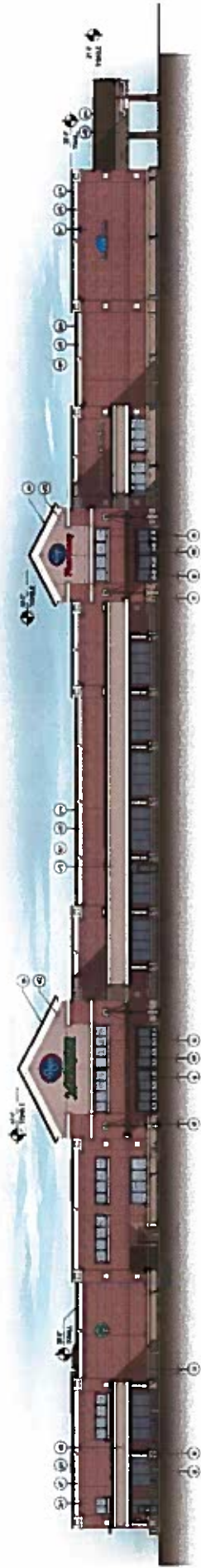




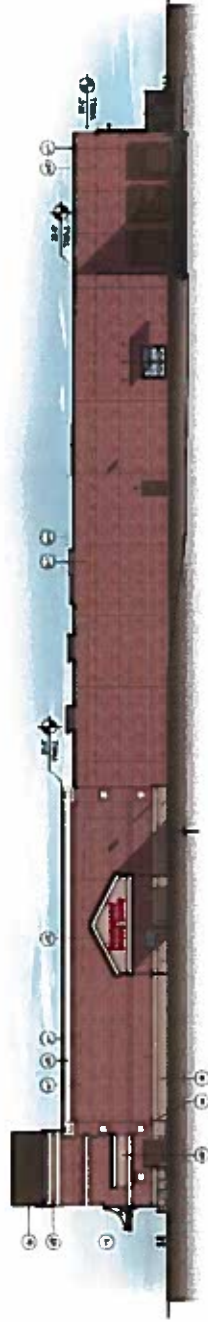
Kroger Store R529

July 2, 2015

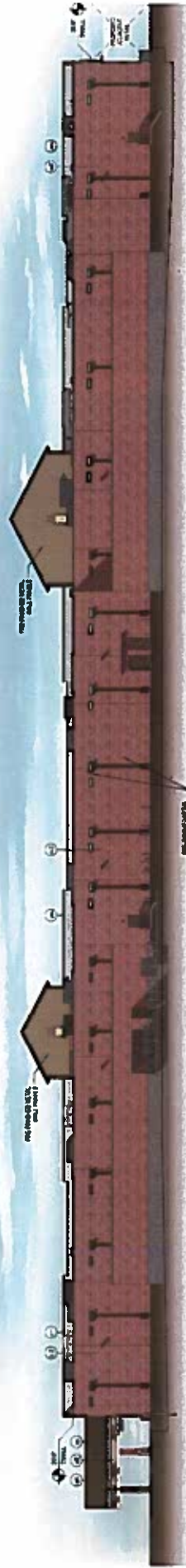
Mechanicsville Turnpike Mechanicsville, VA 24179
515439



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- Notes:
- 1. General Notes - See Notes
 - 2. General Notes - See Notes
 - 3. General Notes - See Notes
 - 4. General Notes - See Notes
 - 5. General Notes - See Notes
 - 6. General Notes - See Notes
 - 7. General Notes - See Notes
 - 8. General Notes - See Notes
 - 9. General Notes - See Notes
 - 10. General Notes - See Notes
 - 11. General Notes - See Notes
 - 12. General Notes - See Notes
 - 13. General Notes - See Notes
 - 14. General Notes - See Notes
 - 15. General Notes - See Notes
 - 16. General Notes - See Notes
 - 17. General Notes - See Notes
 - 18. General Notes - See Notes
 - 19. General Notes - See Notes
 - 20. General Notes - See Notes



Kroger Store R529

Mechanicsville Turnpike Mechanicsville, VA 24179
515439

July 2, 2015



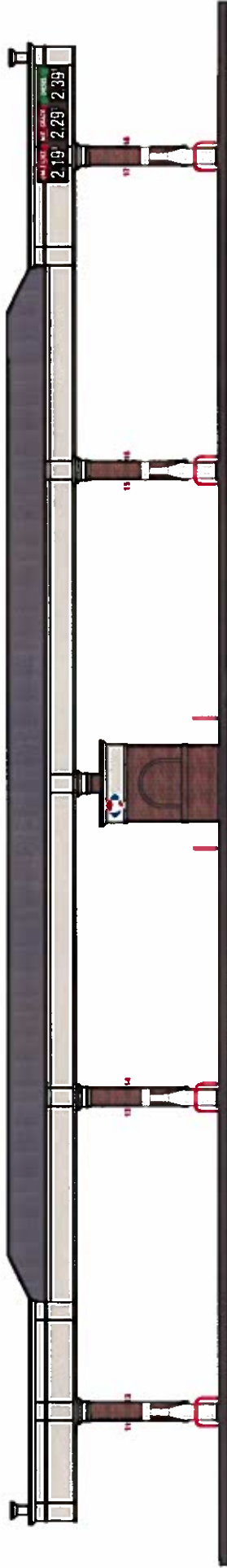
Eye Level: 87'-6"
Fin Floor Elevation: 82'-0"

July 2, 2015

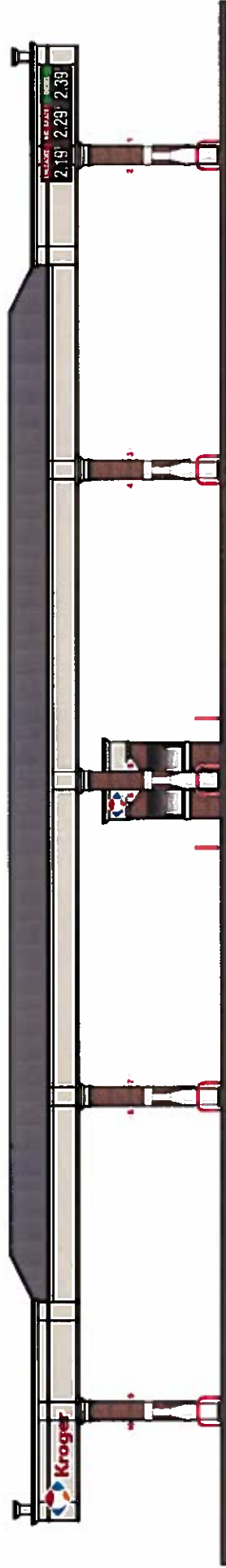
Kroger Store R529

Mechanicsville Turnpike Mechanicsville, VA 24179
515439





REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

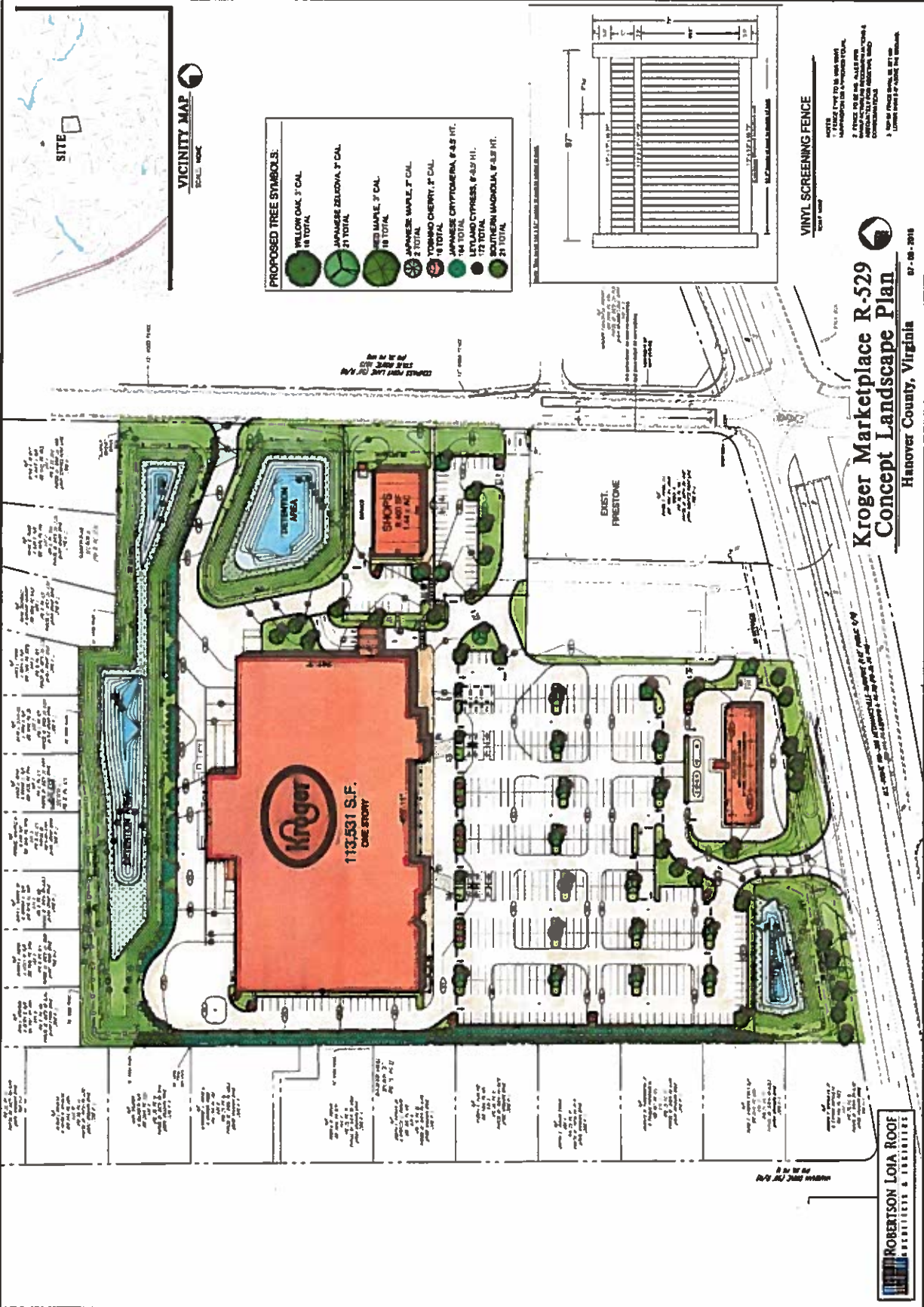


SIDE ELEVATION

This is a three inch scale to confirm size of document

Scale: 3/32"=1'-0"

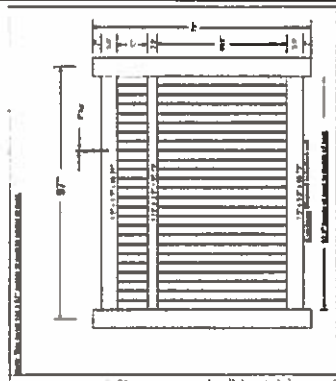
Hanover County, VA
Kroger Fuel Center R-529
December 30, 2014



VICINITY MAP
SCALE: NONE

PROPOSED TREE SYMBOLS:

	YELLOW OAK, 3" CAL. 18 TOTAL
	JAPANESE ZELKOVA, 3" CAL. 21 TOTAL
	RED MAPLE, 3" CAL. 18 TOTAL
	JAPANESE MAPLE, 3" CAL. 2 TOTAL
	YONAKA CHERRY, 3" CAL. 18 TOTAL
	JAPANESE CRYPTOMERIA, 6-8 FT. HT. 18 TOTAL
	LEYLAND CYPRESS, 6-8 FT. HT. 172 TOTAL
	SOUTHERN MAGNOLIA, 6-8 FT. HT. 21 TOTAL



VINYL SCREENING FENCE
SCALE: NONE

- 1. FENCE TO BE 10' HIGH WITH 1" VINYL SLATS.
- 2. FENCE TO BE 10' HIGH WITH 1" VINYL SLATS.
- 3. FENCE TO BE 10' HIGH WITH 1" VINYL SLATS.

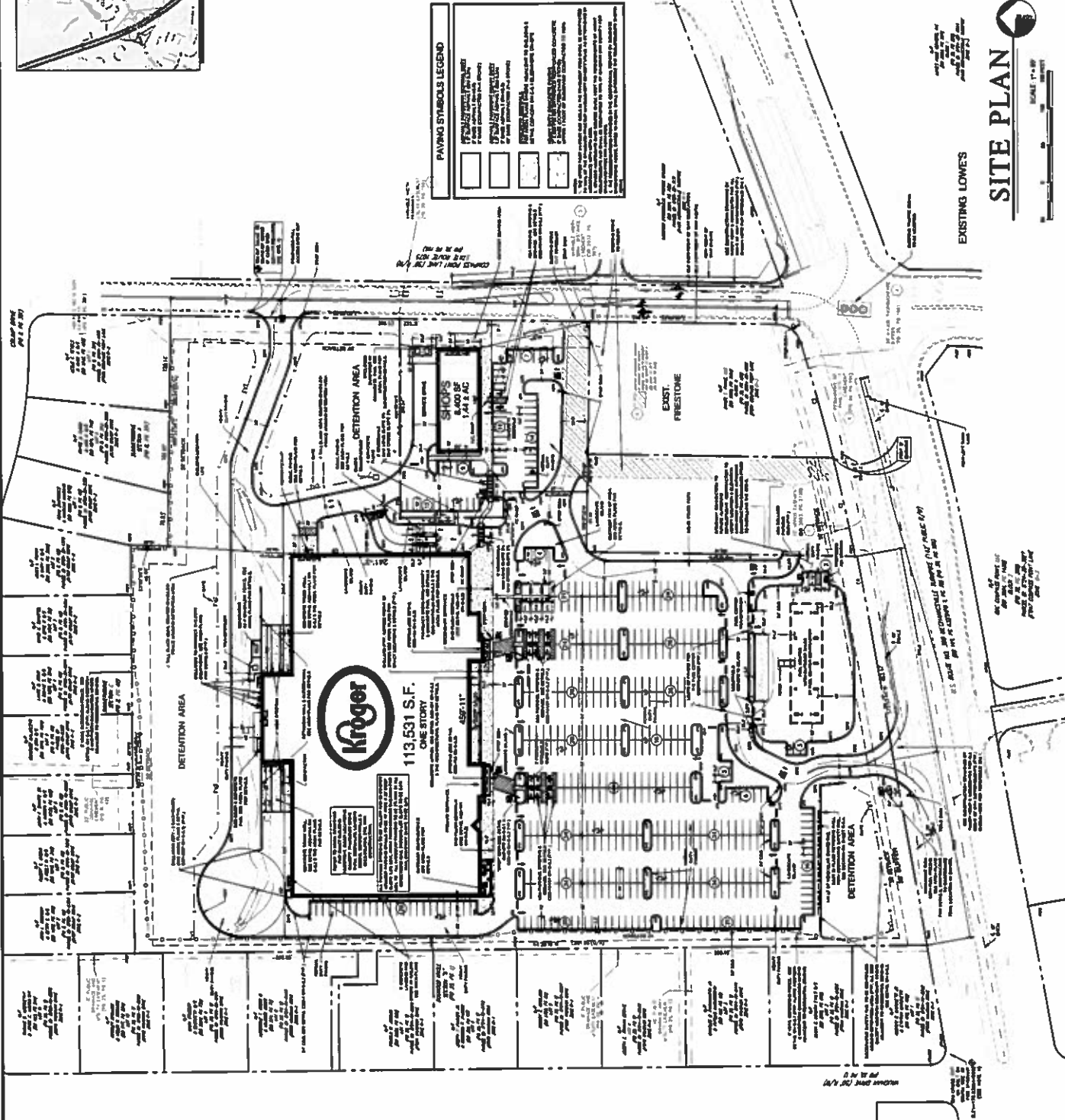
Kroger Marketplace R-529 Concept Landscape Plan

Hasover County, Virginia 97-08-2016



[illegible]

SITE PLAN



ORDINANCE C-4-15(c)

OWNER OF RECORD: LILLIE KREYNUS, ET AL.

CONTRACT PURCHASER: _____

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 23rd day of September, 2015, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPINs 8724-19-9867 and 8724-29-4802(part), consisting of 15.0± acres located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Drive (State Route 1075), (a detailed description is filed with the Board's papers) from A-1, Agricultural District and B-3(c), General Business District with conditions, to B-3(c), General Business District with conditions, subject to the following conditions which were proffered by the Applicant on September 2, 2015, and accepted by the Board:

1. Conceptual Plans. The Property shall be developed in substantial conformity with the conceptual plan attached titled "Kroger Marketplace R-529 Hanover County, Virginia", prepared by Robertson Loia Roof Architects & Engineers, dated September 1, 2015 (the "Conceptual Plan") and with the conceptual landscape plan attached titled "Kroger Marketplace R-529 Concept Landscape Plan", prepared by Robertson Loia Roof Architects & Engineers, dated July 8, 2015 .
2. Architecture - Elevations. Any grocery store and associated fuel center developed on the Property shall be designed and constructed in substantial conformity with the architectural appearance and themes shown on the elevations titled "Kroger Store R529" prepared by CR Architecture + Design, dated July 2, 2015, and "Hanover County, VA Kroger Fuel Center R-529" dated December 30, 2014. The Property shall be developed with a unified and complementary color and architectural theme. Retail tenants will be permitted to include prototypical or corporate identification architectural elements in the

design of their building or space. The standard of compatibility may be met through scale, materials, forms, and/or colors. Retail structures, defined as any structure other than a grocery store and associated fuel center, shall be designed to meet the following general standards: elevations of proposed structures, including proposed materials, shall be submitted to the Planning Director for review and approval prior to application for Building Permit for the particular building submitted; adjacent facades will be compatible with each other with architectural features being continued whenever they can be observed by the public from within the project or from public roads and adjacent properties, and architectural features, such as setbacks, changes in building materials, and canopies, or differences in roof height will be used to add visual interest.

3. Architecture – Materials. Exterior wall surfaces (whether front, side, or rear) of the retail building shall be similar in architectural treatment and materials as the front wall surfaces, when such wall surfaces are visible from Mechanicsville Turnpike, Compass Point Lane and adjacent residential parcels. Building materials utilized for the facades of the buildings shall be limited to brick, cast brick, stone, cast stone, integrally colored split-faced block, dryvit or other simulated stucco (E.I.F.S.), and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Roofing materials over entranceways shall be standing seam metal. If a flat roof system is used, then a perimeter parapet of dryvit, standing seam metal, integrally colored (not painted) split-faced block, fluted block, tile, concrete tile, textured concrete tilt-up panels, brick or cast brick shall be used. The design and materials of all retail building(s) shall be complementary to the elevations proffered in Proffered Condition 2. Elevations for the proposed structure(s), including building materials, shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of the site plan for the particular building submitted.
4. Trash Receptacles. All trash receptacles shall be completely screened in a manner that is architecturally compatible with the buildings they serve, and shall be approved at the time of site plan approval.
5. Hours of Construction. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.
6. Loading Docks. Service and delivery loading docks will be located at the side or rear of structures, and will be treated with architectural elements or decorative fencing and/or evergreen landscaping to mitigate their visibility from the public roadways and adjacent residential parcels.
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 - b. Outdoor sales and storage of boats and boat trailers;
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 - d. Mobile home sales, display and storage, or sales, rentals, display and storage of recreational vehicles, both new and used;
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 - h. Truck sales, new or used;
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 - o. Recreational vehicle sales (new vehicles) and rentals, including display, repair and storage;
 - p. Truck rental, not including tractor trailers and limited to pick-up or panel trucks with a gross vehicle weight rating of 26,000 pounds or less;
 - q. With the exception of uses identified in Section 26-128(1)(a)(b and c) and (a)(3), all other uses with special standards shall be prohibited.
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13. Aerated BMP. Any wet BMP shall be aerated.

14. Dedication of Right-of-Way. The Property Owner agrees to dedicate 60 feet of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the Property and 25 feet of right-of-way from the centerline of Compass Point Lane (State Route 1075) to the Property for future road widening, free of cost to the County, upon request of the County or VDOT. All roadway improvements identified in Proffer 17 that will be constructed outside of the standard dedication width for these roads shall also be dedicated.
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 - i. Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet.
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 - iii. Construct a second departure lane on Compass Point Lane from US 360 to the proposed full movement driveway.
 - iv. Construct a second southbound approach lane to provide one shared/left/through/right lane with 200 feet of storage, and one left turn lane.
 - v. Upgrade the existing traffic signal to accommodate the proposed turn lanes.
 - d. Compass Point Lane at Proposed Full Movement Driveway:
 - i. Install signage and pavement markings to minimize weaving.
 - ii. Construct a second northbound lane on Compass Point Lane with one northbound lane terminating as it becomes a left turn lane into the first access drive, with a 175 foot transition thereafter.

- e. U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in/Right-out Driveway:
- i. Construct a westbound right-turn lane with 100 feet of storage.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-4-15(c), Lillie Kreynus, et al., as follows:

Vote:

Wayne T. Hazzard
Aubrey M. Stanley
Sean M. Davis
Angela Kelly-Wiecek
W. Canova Peterson, IV
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission August 20, 2015
Board of Supervisors September 23, 2015
Adopted September 23, 2015

This is to certify that the above is a true copy of C-4-15(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

CDC/sm/hte